

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145291/NMC/2026

Date registered valid: 6 March 2026

Proposal: Non-material change to Planning Permission 133700/FO/2022 to allow changes to the wording of Conditions 4, 5, 6, 9, 10, 11, 16, 18, 19, 21, 24, 30a, 32a, 33a, 43, 46, 48a, 56, 59a, 60, 61 and 63 to facilitate early works package.

Address: Former Jackson's Brickworks Site , Ten Acres Lane, Manchester, Newton Heath

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Nuvu Development Limited

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 March 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application relates to the former Jackson's Brickworks site , which covers an area of 19.1 hectares (47 acres) and is located within the Miles Platting and Newton Heath ward. It was formerly occupied by brickworks use and subsequently used as a waste tip. The area to the south of the site is predominantly in residential use. Residential properties accessed from Briscoe Lane, are located at the site's southern boundary alongside the Briscoe Lane Academy and Brighter Beginnings Day Nursery. Ten Acres Lane Sports Centre is located immediately to the west of the Site. Mitchell Street bounds the site to the east, with residential properties and the Newton Heath Resource Centre. Beyond the residential properties lies part of Newton Heath District Centre along Old Church Street including retail uses, located approximately 300 metres to the east of the site. The Rochdale Canal is separated from the site by a towpath and runs along the site's northern boundary at a lower level. To the northeast of the site, beyond the canal, is an area of residential properties with a partly derelict textile mill building located to the north-west of the site. The eastern part of the site contains remnants of one of the brickworks buildings; the remainder is vacant and has now been recently cleared for the most part of self seeded trees and shrubs. Bunds had been created to discourage unauthorised access particularly from Hallam Road and Mitchell Street, but since the removal of the vegetation from the site, a green weldmesh fence has been installed to the perimeter to provide security. The topography of the site dips towards the west with a slight dome and high point found to the east side within the site's boundaries. The site rises in height by 10 metres from Ten Acres Lane to Mitchell Street in the east. Prior to the removal of the vegetation, it is understood that there was little natural surveillance into or from within the site, which resulted in reports of anti-social behaviour and illegal activities taking place. This, together with the levels of ground contamination relating to past use, has meant the site has not had a positive impact on the area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Previously approved development

Permission was granted for a hybrid application with Phases 1a, 1b, and 1c being detailed and Phase 2 being in outline with all matters reserved, except for the main points of access. The originally submitted application was split into Phases 1 and 2, but the application was sought to further subdivide Phase 1 into three phases due to the quantum of development within phase 1 and the need to be able to satisfy any conditioned requirements as the development progresses. In total, it would deliver 716 new homes in the two phases. The combined area covered by Phases 1a, 1b and 1c would provide: 378 residential units (244 houses and 134 apartments) with ancillary community space Class E, F1 and F2 (including an ancillary café) creating 617 sq.m. of floorspace. This would cover an overall area of 6.9ha (17.05 acres). The mix of units would be 32, one bedrooomed, and 102, two bedrooomed apartments, and 59, two bedrooomed, 134 three bedrooomed and 51 four bedrooomed houses.

The houses were to be a mix of 2, 2.5 and 3 storeys in height, with the three apartment blocks being 3 storeys. The proposed community hub would be 4 storeys in height, with the proposed community hub and café (Class E, F1 and F2) floorspace at ground level and three floors of apartments.

Phase 2 would involve the creation of an access from Mitchell Street, with a connection to the detailed phase of development. This second phase sought approval for the principle of the creation of 338 new homes, together with the new school and associated sports facilities, including playing field provision. The school would be delivered by LocatED, providing 1,050 school places. LocatED is a government owned property company, responsible for buying and developing sites for new schools in England. The overall site area for Phase 2 is 10.58 ha (26.14 acres). Two main vehicular access points are proposed, one located on Ten Acres Lane, and one from Mitchell Street. A pedestrian/cycle access is proposed from Hallam Road. The masterplan submitted to support the application shows internal link roads throughout the site. Off-site highway improvement works are proposed to the Ten Acres Lane/ Briscoe Lane junction to enhance capacity. The residential development has been laid out in block formations linked to internal circulation routes in the detailed element of the scheme. A similar type of layout has been indicated for phase two. The layout has regard to the site's topography and its relationship to existing street patterns and landscape. The precise siting of the new homes and the school buildings in the later phase would be finalised as part of a reserve matters application. The outline aspect of this current application provides parameter plans which shows the location of the school site relative to the reminder of the site be developed for housing and heights of each. This being 2 to 2.5 storeys with buildings up to four storeys in key focal points for the residential elements and up to 2.5 storeys for the school.

To support the previously approved application an Environmental Statement was submitted which covered the following issues:

- Design Evolution;
- Construction Methodology and Programme;
- Ecology;
- Ground Conditions;
- Townscape and Visual Impact;
 - Traffic and Transport;
 - Noise and Vibration;
 - Air Quality;
- Water Resources, Flood Risk and Drainage;
- Socio Economic; -Cumulative Effects;

A scoping opinion was issued by the Local Planning Authority on 9th April 2021.

Description of development

The applicant is now seeking to amend planning permission ref. 134287/FO/2022 to enable the development to be brought forward. To maximise the prospect of delivering the scheme, the applicant is committed to any early package of enabling works for operations in the course of laying out / constructing part of the approved road off Ten Acres Lane. There are a number of pre-commencement conditions, and consent is sought to for non-material amendments for changes to wording of these conditions, with the intention of seeking to facilitate the proposed Early Works package.

The proposed scope of this Early Works package entails the following works to a portion of the access road from Ten Acres Lane:

- Extension to primary road (site entrance) up to first junction, with road box cut to circa minimum 600mm below EGL (existing ground level), subject to depth of natural bearing strata, with engineered stone backfill;
- Made ground within the road box to be removed in its entirety and stored on-site until a remediation strategy is agreed in future with the Environment Agency ('EA'); and,
- Be within the extent as defined by the following marked up plans (within the red line boundary only), and consistent with the approved plans under the extant Permission.
- 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 (dated 20 January 2026), prepared by AJP Consulting Engineers
- 'Haul Road Long Sections & Cross Sections', ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 (dated 20 January 2026), prepared by AJP Consulting Engineers

The scope of the early works would also include temporary surface water drainage only. This includes managing rainwater during the initial construction phase using permeable materials and engineered slopes to prevent water pooling and control runoff. This will act as an interim solution before permanent drainage is installed.

The covering letter accompanying this application confirms that the materials submitted with this application confirm that the Early Works will not impact remediation requirements for which details must be submitted under conditions attached to the planning permission ref. 133700/FO/2022.

Furthermore, the submission indicates that Condition 41 of planning permission ref. 133700/FO/2022 requires details to be submitted in relation to archaeological works prior to Phase 1 remediation ground works. A separate application (ref. CDN/24/0022) was submitted and approved on 07 February 2024 to discharge Condition 15 of the planning permission for remediation of the Site (ref. 129197/FO/2021). As this submission provided the same details required in relation to Condition 41, the approved WSI is now being submitted concurrently with a separate application to discharge Condition 41 in relation to the permission ref. 133700/FO/2022 (Planning Portal ref. PP-14644174). The WSI is submitted with this current application for completeness and demonstrates that the Early Works will not impact archaeological requirements for which details must be submitted under conditions attached to the planning permission ref. 133700/FO/2022.

In addition, Condition 44 of the planning permission ref. 133700/FO/2022 relates to the protection of retained trees on the site. In relation to the requirements of this condition, the applicant has confirmed that no new trees are present on the site from the time when planning permission was granted, which would impact its obligations under this condition.

Consent is sought for Condition nos 4, 5, 6, 9, 10, 11, 16, 18, 19, 21, 24, 30a, 32a, 33a, 43, 46, 48a, 56, 59a, 60, 61 and 63 to be amended to facilitate an alternative time trigger to facilitate early works package.

Consultations & Notification Responses

N/A

Policy Context

These include Core Strategy policies Policy SP1 (Spatial Principles); Policy H1 (Overall Housing Provision); Policy H4 (East Manchester); Policy H8 (Affordable Housing); Policy EC2 (Existing Employment Space'); Policy EC3 (The Regional Centre); Policy EC 5 (East Manchester); Policy EC6 (Central Park Strategic Employment Location); EN 1 (Design Principles and Strategic Character Areas); Policy EN3 '(Heritage), Policy EN4 (Reducing CO2 emissions by enabling low and zero carbon development); Policy EN6 (Target framework for CO 2 reductions from low or zero carbon energy supplies); Policy EN 8 (Adaptation to Climate Change); Policy EN9 (Green Infrastructure); Policy EN10 (Safeguarding Open Space, Sport and Recreation Facilities); Policy EN11 (Quantity of Open Space, Sport and Recreation'); EN14 (Flood Risk); Policy EN15 (Biodiversity and Geological Conservation); Policy EN16 (Air Quality); Policy EN17 (Water Quality); EN18 (Contaminated Land); EN19 (Waste); T1 (Sustainable Transport); T2 (Accessible areas of opportunity and needs) ; DM1 (Development Management); Saved UDP policy EM5 (East Manchester and DC26 (Noise), and the guidance provided within the National Planning Policy Framework (December 2024), Draft NPPF (December 2025), Planning Practice Guidance (PPG), Places for Everyone (policies JP-S1 (Sustainable Development), Policy JP P1 (Sustainable Places) , Policy JP-P5 (Education, Skills and Knowledge), Policy JP-P6 (Health), Policy JP-C8 (Transport Requirements of New Developments)) , the Guide to Development in Manchester Supplementary Planning Document, Manchester Climate Change Framework: 2020-2025 and Manchester Zero Carbon Framework (2020), Manchester Residential Quality Guidance (2016), Providing for Housing Choice – Supplementary Planning Document and Planning Guidance (2008), Manchester's Great Outdoors – a Green and Blue Infrastructure Strategy for Manchester (2015), Residential Growth Strategy (2016), East Manchester Strategic Regeneration Framework, and Eastlands Regeneration Framework (March 2019).

Non material change

The proposed changes being sought are related to changes to the wording of Conditions 4, 5, 6, 9, 10, 11, 16, 18, 19, 21, 24, 30a, 32a, 33a, 43, 46, 48a, 56, 59a, 60, 61 and 63 to be amended to facilitate an alternative time trigger to facilitate early works package.

It is considered that the proposed revisions would not have a detrimental impact in terms of the proposed development in terms visual appearance, and amenity of the proposed adjoining residential properties.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Paragraph one

The revisions to the approved scheme relate to changes to the wording of Conditions 4, 5, 6, 9, 10, 11, 16, 18, 19, 21, 24, 30a, 32a, 33a, 43, 46, 48a, 56, 59a, 60, 61 and 63 to be amended to facilitate an alternative time trigger to facilitate early works package.

It is considered that the proposed revisions would not have a detrimental impact in terms of the proposed development in terms visual appearance, and amenity of the proposed adjoining residential properties.

Paragraph two Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Conditions

2.(a) The Early Works Phase (as defined by Deloitte letter dated 27th February 2026) shall be carried out in accordance with the following plans and document :
Haul Road Setting Out' ref. TAL-AJP XX-00-DR-C-1425, Rev P01 and
Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).
Correspondence from Vertase FLI to planning agent date 9th February 2026 defining the scope of 'Early Works'

(b) Phases 1a, 1b and 1c of the development hereby approved shall be carried out in accordance with the following drawings and documents:

Red line boundary plan ref: 2490-PLA-00-00-DR-LA-0057 rev.P06

Phase 1 Landscape General Arrangement Plan ref: 2490-PLA-00-00-DR-LA-0041 rev.P06 ;

Jacksons Community Park GA Plan ref: 2490-PLA-00-00-DR-LA-0043 rev.P07 ;

Ten Acres Pocket Park Plan ref: 2490-PLA-00-00-DR-LA-0044 rev.P06 ;

Hallam Green GA plan ref: 2490-PLA-00-00-DR-LA-0065 rev.P02 ;

Phase 1 Boundary Treatments Plan ref: 2490-PLA-00-00-DR-LA-0050 rev.P08;

Phase 1 Hardworks Plan ref: 2490-PLA-00-00-DR-LA-0051 rev.P06;

Phase 1 Planting Strategy Plan ref: 2490-PLA-00-00-DR-LA-0052 rev.P07 (not withstanding the indicated ratio of native to non native planting;

Combined Masterplan ref: 2490-PLA-00-00-DR-LA-0056 rev.P08;

Typical External layout of single dwellings Plan ref: 2490-PLA-00-00-DR-LA-0058 rev.P04;

Lighting Strategy Plan ref: 2490-PLA-00-00-DR-LA-0059 rev.P04;

House Type D End (2B4P) plan ref: 32576 A-P19-004 rev.P4;

House Type E Mid (2B4P) plan ref: 32576 A-P19-005 rev.P4;

House Type F End (3B4P) plan ref: 32576 A-P19-006 rev.P4;

House Type G Mid (3B4P) plan ref: 32576 A-P19-006 rev.P4;

House Type H End (3B4P) plan ref: 32576 A-P19-008 rev.P4;

House Type I Corner Turner (3B5P) plan ref: 32576 A-P19-009 rev.P4;

House Type J End (3B5P) plan ref: 32576 A-P19-010 rev.P4;

House Type K Mid (3B5P) plan ref: 32576 A-P19-011 rev.P4;

House Type L Mid (3B6P) plan ref: 32576 A-P19-012 rev.P4;

House Type M Detached (4B6P) plan ref: 32576 A-P19-013 rev.P4;

House Type N End (4B6P) plan ref: 32576 A-P19-014 rev.P4;

House Type O End (4B8P) plan ref: 32576 A-P19-015 rev.P4;

House Type P Mid (4B8P) plan ref: 32576 A-P19-016 rev.P4;

CGI Street Scene - View 01- The Avenue plan ref: 32576 A-P21-001 rev.P1;

CGI Street Scene - View 02- Canalside plan ref: 32576 A-P21-002 rev.P1;

CGI Street Scene - View 03- Corner Apartment plan ref: 32576 A-P21-003 rev.P1;

CGI Street Scene - View 04- Mews plan ref: 32576 A-P21-004 rev.P1;

CGI Street Scene - View 05- Hallam Green plan ref: 32576 A-P21-005 rev.P1;

CGI Street Scene - View 06- Hallam Modal filter plan ref: 32576 A-P21-006;

CGI Street Scene - View 07- Hub Building plan ref: 32576 A-P21-007 rev.P1 ;

Environmental Statement Volume 1 dated May 2022

Environmental Statement Volume 2 Technical Appendices;

Environmental Statement Volume 3: Non-Technical Summary

Archaeological Desk Based Assessment ref: 211585 Issue 15 November 2011;

Crime Impact Statement Version B: 07/03/2022 ref: 2021/0495/CIS/01;

Energy report revision F Document No. 23/080/R/01 F dated May 2022;

Local Labour Statement ;

Planning Statement;

Statement of Community Involvement dated April 2022;

Sustainability Strategy and Environmental Standards Statement;

Ventilation Report Document No. 23/080/VR/01 D dated April 2022;

Financial Viability Appraisal April 2022;

Travel Plan and Accessibility Audit ref: VN201804 dated May 2022;

Design and Access Statement dated 28th April 2022;

Nesting Bird Survey April 2022

Received 6th May 2022
 Financial Viability report dated April 2022
 Transport Assessment Addendum - Response to Highways Comments
 Ref: VN201804 Post App TN01 and Jacksons Distribution spreadsheet received 8th September 2022;
 Phase 1 Site Layout ref: 32576 BW01 rev.F;
 Adoption layout ref: 32576 02 rev.C;
 Parking Allocation Plan ref: 32576 BW 03 rev.C;
 EV Charging Allocation layout plan ref: 32576 BW 04 rev.C;
 Refuse Strategy Layout ref: 32576 BW05 rev.D,
 GA Floor plan (Ground and First floor Community Hub) ref: A- P11-010 rev.P1
 Received 9th September 2022
 Transport Assessment Addendum Response to Highways Comments: Junction Modelling Update VN201804 Post App TN02 received 13th September 2022;
 GA Plans Apartment Block A plan ref: 32576 A-P11-001 rev.P3
 GA Plans Apartment Block B Ground and first floor plan ref: 32576 A-P11-002 rev.P3;
 GA Plans Apartment Block C plan ref: 32576 A-P11-004 rev.P3;
 GA Plans Apartment Block D Ground and 1st floor plan ref: 32576 A-P11-0010 rev.P3; received 14th September 2022;
 Email from Planning agent dated 10th October 2022.
 Street Furniture Plan ref: 2490-PLA-00-00-DR-LA-0060 rev.P03;
 Temporary Arrangement with Phase 1 implemented Plan ref: 2490-PLA-00-00-DRLA-0061 rev.P03;
 Tree Protection Plan Phase 1 plan ref: 2490-PLA-00-00-DR-LA-0062 rev.P01;
 Illustrative Masterplan ref: 2490-PLA-00-00-DR-U-0046 rev.P02 ;
 Phasing plan ref: plan ref: 2490-PLA-00-00-DR-U-0064 rev.P01;
 Street Elevations Sheet 1 of 2 plan ref: 32576 A-P10-100 rev.P1;
 Street Elevations Sheet 2 of 2 plan ref: 32576 A-P10-101 rev.P1;
 GA Plans Apartment Block A plan ref: 32576 A-P11-001 rev.P2
 GA Plans Apartment Block B Ground and first floor plan ref: 32576 A-P11-002 rev.P2;
 GA Plans Apartment Block B 2nd floor and roof plan ref: 32576 A-P11-003 rev.P2;
 GA Plans Apartment Block C plan ref: 32576 A-P11-004 rev.P2;
 GA Plans Apartment Block D Ground and 1st floor plan ref: 32576 A-P11-0010 rev.P2;
 GA Plans Apartment Block D 2nd and 3rd floor plan ref: 32576 A-P11-0011 rev.P2;
 GA Plans Apartment Block D roof plan ref: 32576 A-P11-0012 rev.P1;
 GA elevations Apartment Block A plan ref: 32576 A-P13-001 rev.P2;
 GA elevations Apartment Block B plan ref: 32576 A-P13-002 rev.P2;
 GA elevations Apartment Block C plan ref: 32576 A-P13-003 rev.P2;
 GA Elevations Hub Building Block D plan ref: 32576 A-P13-004 rev.P3;
 House Type A Muse End (2B3P) plan ref: 32576 A-P19-001 rev.P5;
 House Type B End (2B3P) plan ref: 32576 A-P19-002 rev.P4;
 House Type C Mid (2B3P) plan ref: 32576 A-P19-003 rev.P4;

Reason - To ensure that the development is carried out in accordance with the approved plans., pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4. (a) Prior to the commencement of Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425,

Rev P01), a detailed construction (Early Works Phase) management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o The routing of construction traffic (No construction traffic (vehicular or pedestrian) shall use Hallam Road at any time) ;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify 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;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;

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

(b) Prior to commencement of Phase 1a, Phase1b or Phase 1c of the development (excluding Early Works, as (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), a detailed construction management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o The routing of construction traffic (No construction traffic (vehicular or pedestrian) shall use Hallam Road at any time) ;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify 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;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;

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

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

5. (a) Prior to above ground works commencing in Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-

DR-C-1425, Rev P01) of the development, full detailed designs (including specifications) of on site and off site highways works (including any Traffic Regulation Orders, and traffic calming) relating to that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation within that phase being brought into use.

(b) Prior to above ground works commencing in a Phase 1a, Phase 1b or Phase 1c of the development (excluding Early Works, as (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, and traffic calming) relating to that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation within that phase being brought into use.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6. (a) Prior to the commencement of Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), of the development a detailed construction environmental management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- Construction Logistics Plan (incl. dust and odour monitoring)
- Dust Management Plan
- Lighting drawings and specifications
- Site compound facilities plan
- Details of perimeter fencing (including location)
- Surface Water Management Plan
- Noise and Vibration Management Plan
- Non native species Management Plan
- Air Quality Statement
- Construction Dust Assessment
- Traffic Management Plan
- Site Waste Management Plan
- Materials Management Plan
- Environmental Response Plan

(b) Prior to the commencement of a Phase 1a, Phase 1b or Phase 1c (excluding Early Works, as (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00 DR-C-1425, Rev P01), of the development a detailed construction environmental management plan outlining working practices during development relating to that Phase shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- Construction Logistics Plan (incl. dust and odour monitoring)
- Dust Management Plan
- Lighting drawings and specifications
- Site compound facilities plan

- Details of perimeter fencing (including location)
- Surface Water Management Plan
- Noise and Vibration Management Plan
- Non-native species Management Plan
- Air Quality Statement
- Construction Dust Assessment
- Traffic Management Plan
- Site Waste Management Plan
- Materials Management Plan
- Environmental Response Plan

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

9. Prior to the commencement of on-site works in Phase 1a, Phase 1b or Phase 1c of the development, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), a Ground Stabilisation Works Plan relating to that Phase shall be developed, submitted to, and approved in writing by the Local Planning Authority. The Ground Stabilisation works plan should include details (per phase where relevant), as to how identified ground hazards (such as underground structures and boreholes) are to be addressed and decommissioned relating to that Phase . Any changes to plan for that Phase will require the written consent of the local planning authority. The plan for that Phase shall be implemented as approved.

Reason - To ensure the protection of the development from underground hazards, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

10. (a)The Early Works Phase of works shall be carried out in accordance with Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01).

(b)Prior to the commencement of Phase 1a, Phase 1b or Phase 1c of the development, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL AJP-XX-00-DR-C-1425, Rev P01), a detailed remediation strategy giving full details of the remediation measures required and how they are to be undertaken per phase (as detailed on the site phasing plan, drawing reference 2490-PLA-00-00-DR-U-0064) should be submitted and approved in writing by the City Council as local planning authority. The development relating to that Phase, shall be implemented in full accordance with the details so approved.

Reason - To ensure that the chosen detailed remediation strategy can be implemented according to the development phasing plan, that the detailed remediation strategy has the necessary permits and permissions in place and that sufficient control measures are in place to avoid pollution incidents to the environment and nuisance issue to surrounding community, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

11. Prior to the commencement of on-site remediation works Phase 1a, Phase 1b or Phase 1c of the development a verification phasing plan providing details of the data that will be collected in order to demonstrate that the works set out in the detailed remediation strategy (per phase as identified in the site phasing plan, drawing reference 2490- PLA-00-00-DR-U-0064) are

complete, shall be submitted to and approved in writing by the City Council as local planning authority. The development relating to that Phase shall be implemented in full accordance with the details so approved.

Reason - To ensure that unacceptable risks to the environment and human health can be addressed and that a safe development can be achieved using the identified remediation techniques without adverse impact to human and environmental receptors on and off-site, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

16. No development shall take place in a Phase 1a, Phase 1b or Phase 1c of the development excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), until a document highlighting a temporary surface water drainage strategy, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, has been submitted to and approved in writing by the Local Planning Authority relating to that Phase. The development relating to that Phase shall be implemented in accordance with the approved temporary surface water drainage strategy.

Reason - To secure surface water drainage arrangements and to manage the risk of flooding and pollution, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Core Strategy for Manchester (2012).

18. No development in a Phase 1a, Phase 1b or Phase 1c excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), shall take place until a Risk Assessment and Method Statement (RAMS) outlining all works to be carried out adjacent to the canal relating to that Phase has been submitted to and approved in writing by the Local Planning Authority. The details shall:

- o demonstration that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure;
- o include the design, depth and means of construction of the foundations of the buildings, together with any other proposed earthmoving and excavation works required in connection with the construction of the buildings and the associated swales and landscaping works;
- o provide details of the tree planting/removal for the trees (including species) adjacent to the canal corridor and the steps taken to prevent root damage to the canal infrastructure and include details of the tree pits/root barrier systems to be provided;
- o details specifying how the canal and its users will be protected during the works and include any details of proposed protective fencing to be erected to safeguard the waterway infrastructure during construction;
- o include details of the proposed temporary bund (or other structure) to be provided to prevent the discharge of silt-laden run-off, materials or dust or any accidental spillages entering the canal.

The development of that Phase shall only be carried out in strict accordance with the agreed Risk Assessment and Method Statement.

Reason- To protect the structural stability of the canal infrastructure which could be adversely affected by the development and to accord with the advice and guidance relating to land stability contained in Paragraphs 174 and 184 of the National Planning Policy Framework 2021, and policies EN15 and EN17 of the Manchester Core Strategy (2012).

19. No development in Phase 1a, Phase 1b or Phase 1c, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), shall take place until surface water drainage works have been implemented in accordance with Non- Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority relating to that Phase .

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 pursuant to policies EN8 and EN14, of the Manchester Core Strategy (2012).

21. Prior to any above ground works in Phase 1a, Phase 1b or Phase 1c of the development, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026, and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), samples and specifications of all materials to be used on all external elevations of the development within that Phase shall be submitted to and approved in writing by the City Council as local planning authority. The development within that Phase shall be carried out in accordance with the agreed details.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

24. Prior to above ground works commencing in Phase 1a, Phase 1b or Phase 1c of the development, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01),finalised detailed designs for the provision of space for cycle storage within that Phase shall be submitted to and approved in writing by the City Council as local planning authority. The development relating to that Phase shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed dwellings within that Phase being occupied.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN8 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

30.a) Before the Phase 1a, Phase 1b or Phase 1c residential development commences, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), a scheme for acoustically insulating the proposed residential accommodation against noise within that Phase from Ten Acres Lane, commercial/industrial premises, proposed community hub and the proposed school, shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises that should be taken into account. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme relating to that Phase shall be completed before any of the dwelling units within that Phase are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units in Phase 1a, Phase 1b or Phase 1c, a verification report relating to that Phase shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria within that Phase.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

32. a) Before the residential development in Phase 1a, Phase 1b or Phase 1c commences, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), a scheme for the storage and disposal of refuse (including elevational design of bin stores) within that Phase and shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development within that Phase and shall remain in situ whilst the use or development within that Phase is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

33. a) Prior to commencement of the residential development in Phase 1a, Phase 1b or Phase 1c, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), an air quality exposure assessment for that Phase together with mitigation measures to safeguard local air

quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development within that Phase any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development relating to that Phase is in operation.

Reason -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 EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

43. Prior to any above ground works in Phase 1a, Phase 1b and Phase 1c of the development hereby approved, excluding Early Works Phase (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01), a scheme for delivering biodiversity enhancement at the site within that phase, shall be submitted to and approved in writing by the City Council as the local planning authority (including the provision of bird boxes and bat bricks) The biodiversity enhancement measures for that phase shall be implemented in accordance with the approved scheme, prior to the occupation of the buildings within that phase.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to providing habitats for birds and bats to improve the ecological value of the application, to comply with policy EN15 of the Manchester Core Strategy (2012).

46. Prior to any above ground works in Phase 1a, Phase 1b or Phase 1c , excluding Early Works Phase (as defined by Deloitte letter dated 27th February and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR C-1425, Rev P01), the finalised details of the positions, heights, and elevational design of the boundary treatment (including gates) within that phase, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme for that phase shall be implemented in full before any property is first occupied and retained as such thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, and to prevent unauthorised access to the adjacent railway, in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

48. a) Prior to commencement of development in Phase 1a, Phase 1b or Phase 1c ,excluding Early Works Phase (as defined by Deloitte letter dated 27th February and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR C-1425, Rev P01), a condition survey (via photographs) of towpath immediately adjacent to the site boundary for that Phase shall be undertaken and submitted to the City Council as Local Planning Authority.

b) Within 6 months of Phase 1a, Phase 1b or Phase 1c construction/fit-out works

having completed, the same towpath within that Phase shall be re-surveyed and the results submitted to the Local Planning Authority. Should any damage have been caused due to the onsite works (within that Phase) any damage will be repaired to an equivalent standard (subject to agreement with Canal and River Trust for unencumbered access).These works shall be carried out in accordance with an implementation programme to be approved by the City Council as Local Planning Authority.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant policy DM1 of the Manchester Core Strategy (2012).

56. Prior to any above ground works, excluding Early Works Phase (as defined by Deloitte letter dated 27th February and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR C-1425, Rev P01), a Stage 2 Road Safety Audit and servicing plan for the Phase 1a, Phase 1b or Phase 1c of the development hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall detail the appropriate mitigation dependant on the outcome of the Road Safety Audit for that Phase . Any approved mitigation shall be implemented prior to the first occupation of the residential units within that Phase and thereafter retained and maintained .

Reason - In the interests of highway and pedestrian safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

59. a) The Phase 1a, Phase 1b or Phase 1c development, excluding Early Works Phase (as defined by Deloitte letter dated 27th February and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR C-1425, Rev P01), shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development for that Phase ,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 relating to that Phase.

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).

60. Prior to above ground works in Phase 1c of the development hereby approved, excluding Early Works Phase (as defined by Deloitte letter dated 27th February and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR C-1425, Rev P01), finalised details of the long term management and maintenance strategy for the community centre shall be submitted to and

approved in writing by the City Council as Local Planning Authority. The approved long term management and maintenance strategy shall apply to the ground floor of Block D, and all facilities forming the community centre. The development shall not be used at any time other than in strict compliance with the approved long term management and maintenance strategy.

Reason - To secure well managed safe community access to community centre , to ensure benefit to the local community, pursuant to policy DM1 of the Manchester Core Strategy (2012).

61. Prior to any development hereby approved first commencing, excluding Early Works Phase (as defined by Deloitte letter dated 27th February and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00-DR C-1425, Rev P01), detailed drawings including elevations shall be submitted to and agreed in writing with the Local Planning Authority, to prevent any access or egress from Hallam Road to the development hereby approved. The agreed details shall then be implemented in full prior to the occupation of any part of the development hereby approved. Such measures shall be retained at all times thereafter.

Reason - In the interests of pedestrian and highway safety, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

63. Approval of the details of the access, (other than to Mitchell Street and the connection to Phase 1 of the development) scale, design and external appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced, (excluding Early Works, as (as defined by Deloitte letter dated 27th February 2026 and plans 'Haul Road Setting Out' ref. TAL-AJP-XX-00-DR-C-1425, Rev P01 and 'Haul Road Long Sections & Cross Sections' ref. TAL-AJP-XX-00 DR-C-1425, Rev P01).

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 50m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH AREA