

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

Renaker Build Ltd
C/o Agent

Agent (if used)

Rachel Poole
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (Plans) and 58 (Waste Management Ph2) attached to Planning Permission 132199/FO/2021, as varied by 137793/NMC/2023 and 140899/NMC/2024.

Location: Plot F , Great Jackson Street, Manchester, M15 4AX

Date of application: 9 June 2025

Application number: 143143/JO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

In assessing the merits of an application for planning permission officers seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to highways, aviation safeguarding and amenity.

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:

Context Drawings

10334-Z1-SHP-G000-PL-Grd-B5D803 P01 Site Wide - Application Boundary Plan
10334-Z1-SHP-G000-PL-Grd-B5D804 P02 Site Wide - Ground Phasing Plan
10334-Z1-SHP-G000-PL-B1-B5D801 P01 Site Wide - Basement Phasing Plan
10334-Z1-SHP-G000-PL-Grd-B5D805 P01 Site Wide - Reference Plan
10334-Z1-SHP-JC20-PL-Grd-B5D801 P01 Site Wide - Demolition Plan

Site Wide Plans

10334-Z1-SHP-G100-PL-B3-B5D801 P02 Site Wide Plan - Level B3 Basement
10334-Z1-SHP-G100-PL-B2-B5D801 P02 Site Wide Plan - Level B2 Basement
10334-Z1-SHP-G100-PL-B1-B5D801 P02 Site Wide Plan - Level B1 Basement
10334-Z1-SHP-G100-PL-Grd-B5D801 P08 Site Wide Plan - Level 00 Entrance Level
10334-Z1-SHP-G100-PL-01-B5D801 P03 Site Wide Plan - Level 01 Amenity Level
10334-Z1-SHP-G100-PL-02-B5D801 P03 Site Wide Plan - Level 02 Minimum apartment level
10334-Z1-SHP-G100-PL-04-B5D801 P02 Site Wide Plan - Level 04 Typical apartment level
10334-Z1-SHP-G100-PL-05-B5D801 P02 Site Wide Plan - Level 05 Typical apartment level
10334-Z1-SHP-G100-PL-11-B5D801 P02 Site Wide Plan - Level 11 Maximum apartment level
10334-Z1-SHP-G100-PL-49-B5D801 P03 Site Wide Plan - Level 49 Lower Duplex Level
10334-Z1-SHP-G100-PL-50-B5D801 P03 Site Wide Plan - Level 50 Upper Duplex Level
10334-Z1-SHP-G100-PL-51-B5D801 P02 Site Wide Plan - Plan - Level 51
10334-Z1-SHP-G100-PL-RF-B5D801 P02 Site Wide Plan - Top of Parapet

F1 Tower Plans

10334-F1-SHP-G200-PL-B3-B5D801 P02 GA Plan - Level B3 Basement
10334-F1-SHP-G200-PL-B2-B5D801 P02 GA Plan - Level B2 Basement
10334-F1-SHP-G200-PL-B1-B5D801 P02 GA Plan - Level B1 Basement
10334-F1-SHP-G200-PL-Grd-B5D801 P06 GA Plan - Level 00 Entrance Level
10334-F1-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F1-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F1-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F1-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F1-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level
10334-F1-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level
10334-F1-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level
10334-F1-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F1-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F1-SHP-G200-SK-Grd-010 P01 - F1 Ground Floor Bin Collection Point
10334-F1-SHP-G200-SK-B1-005 P01 - Sketch GA Plan Level B1 MCC Bin Collection Only Option

F2 Tower Plans

10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement
10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement
10334-F2-SHP-G200-PL-Grd-B5D801 P06 GA Plan - Level 00 Entrance Level

10334-F2-SHP-G200-PL-01-B5D801 P03 GA Plan - Level 01 Amenity Level
10334-F2-SHP-G200-PL-02-B5D801 P03 GA Plan - Level 02 Minimum apartment level
10334-F2-SHP-G200-PL-04-B5D801 P02 GA Plan - Level 04 Typical apartment level
10334-F2-SHP-G200-PL-05-B5D801 P02 GA Plan - Level 05 Typical apartment level
10334-F2-SHP-G200-PL-11-B5D801 P02 GA Plan - Level 11 Maximum apartment level
10334-F2-SHP-G200-PL-49-B5D801 P03 GA Plan - Level 49 Lower Duplex Level
10334-F2-SHP-G200-PL-50-B5D801 P03 GA Plan - Level 50 Upper Duplex Level
10334-F2-SHP-G200-PL-51-B5D801 P02 GA Plan - Level 51
10334-F2-SHP-G200-PL-RF-B5D801 P02 GA Plan - Roof level
10334-F2-SHP-G200-SK-Grd-008 P01 - F2 Ground Floor Bin Collection Point
10334-F2-SHP-G200-SK-B1-001 P01 - Sketch GA Plan F2 Level B1 MCC Bin
Collection Only Option

Site Wide Elevations

10334-Z1-SHP-G100-EL-XX-B5D801 P01 Site Wide North Elevation
10334-Z1-SHP-G100-EL-XX-B5D802 P02 Site Wide South Elevation
10334-Z1-SHP-G100-EL-XX-B5D803 P01 Site Wide East Elevation
10334-Z1-SHP-G100-EL-XX-B5D804 P01 Site Wide West Elevation
10334-Z1-SHP-G100-EL-XX-B5D805 P01 Site Wide Elevation Section AA
10334-Z1-SHP-G100-EL-XX-B5D806 P01 Site Wide Elevation Section BB
10334-Z1-SHP-G100-SE-XX-B5D801 P01 Site Wide - Long section

F1 Elevations

10334-F1-SHP-G100-EL-XX-B5D801 P02 F1 Elevation
10334-F1-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation (approved under
CDN/24/0623)
10334-F1-SHP-G251-EL-XX-9001 P02 F1 Envelope Elevations - Podium Elevations
Matrix (approved under CDN/24/0623)

F2 Elevations

10334-F2-SHP-G100-EL-XX-B5D801 P02 F2 Elevation
10334-F2-SHP-G200-EL-XX-B5D801 P02 GA Podium Elevation

F1 Detailed Elevations

10334-F1-SHP-G251-DE-XX-B5D801 P01 F1 Tower - Typical detailed elevation
10334-F1-SHP-G251-DE-XX-B5D802 P01 F1 Tower - Minimum corner detailed
elevation
10334-F1-SHP-G251-DE-XX-B5D803 P01 F1 Tower - Parapet detailed elevation
10334-F1-SHP-G251-DE-XX-B5D804 P02 F1 Podium - Typical elevation (approved
under CDN/24/0623)

F2 Detailed Elevations

10334-F2-SHP-G251-DE-XX-B5D801 P01 F2 Tower - Typical detailed elevation
10334-F2-SHP-G251-DE-XX-B5D802 P01 F2 Tower - Maximum corner detailed
elevation
10334-F2-SHP-G251-DE-XX-B5D803 P01 F2 Tower - Parapet detailed elevation
10334-F2-SHP-G251-DE-XX-B5D804 P01 F2 Podium - Typical elevation

Landscape Drawings

Z1-TPM-G710-PL-XX-3851 101 P5 Landscape General Arrangements
 Z1-TPM-G710-PL-XX-3851 102 P4 Landscape General Arrangements as amended by
 Z1-SQY-G710-PL-XX-102 P1 Public Realm GA F1
 F1-TPM-G710-PL-XX-3851 102 P01 Tower F1: Ground Floor Private Garden
 F2-TPM-G710-PL-XX-3851 103 P01 Tower F2: Ground Floor Private Garden
 Z1-TPM-G710-PL-XX-3851 104 P02 Hardworks
 Z1-TPM-G710-PL-XX-3851 105 P02 Lighting Layout
 Z1-TPM-G710-PL-XX-3851 201 P02 Public Realm: Planting Plan
 F1-TPM-G710-PL-XX-3851 202 P01 Tower F1: Private Garden Planting Plan
 F2-TPM-G710-PL-XX-3851 203 P01 Tower F2: Private Garden Planting Plan
 21-TPM-G710-PL-XX-3851 101 P1 Plot F Proposed Trees

Reports and Correspondence

PR-TPM-G710-RP-GRD-3851 501 P02 Landscape Design Statement
 PR-TPM-G710-RP-GRD-3851 502 P01 Landscape Management Report
 PR-TPM-G710-RP-GRD-3851 503 P01 Tree Management Strategy
 10334-Z1-SHP-A180-RP-XX-B5D802 P03 Design and Access Statement dated
 October 2021 by SimpsonHaugh and Partners
 10334-Z1-SHP-A180-RP-XX-B5D803 P01 Design and Access Statement Addendum
 dated December 2021 by SimpsonHaugh and Partners

F1-SHP-A180-RP-XX-B5D801 P02 Tower F1 Podium Design (approved under
 CDN/24/0623)
 Z1-SHP-A180-RP-XX-NMA02 P05 Non-Material Amendment 25.09.2024

Television Desk-Based Report by Pager Power dated October 2021
 Radar Mitigation Scheme agreed with NATS (En Route) plc;
 Highways and Transport - Post-Submission Response by Curtins dated 25 February
 2022;
 Environmental Statement Non-Technical Summary dated November 2021;
 Environmental Statement: Volume 1 dated November 2021;
 Environmental Statement: Volume 2 dated October 2021;
 Archaeological Desk-Based Assessment Report No. SA/2021/31 Version 1 by Salford
 Archaeology;
 Written Scheme of Investigation (WSI) for an Archaeological Evaluation of Plot F, Great
 Jackson Street Version 1, dated 5
 November 2021;
 Aviation Safety Assessment dated October 2021 by Pager Power
 Broadband Connectivity Assessment dated October 2021 by Pager Power
 Crime Impact Statement 15 July 2021 Reference: 2021/0264/CIS/01 by Greater
 Manchester Police;
 Management Strategy by Zenith Property Management received by the City Council as
 local planning authority on 12 November 2021;
 Fire Statement Form received by the City Council as local planning authority on 12
 November 2021;
 Plot F Local Labour Agreement - July 2021;
 Summertime Internal Environment CIBSE TM59 Overheating Analysis by Futureserv
 Ltd
 Environmental Standards and Energy Statement Ref: 2021.072 dated November 2021
 by Element Sustainability;
 Written Scheme of Investigation for an Archaeological Evaluation by Salford
 Archaeology Revision 1.0 dated 5 November 2021;

Planning and Tall Building Statement dated November 2021 by Deloitte;
 Acoustics Ventilation & Overheating Assessment Technical Note Ref: T01-PR0660-MPF dated 3/11/2021 by Fisher Acoustics;
 Arboricultural Impact Assessment with Tree Protection Measures dated 22 July 2021 by Godwins Arboricultural Limited;
 Ecological Survey and Assessment dated October 2021 by ERAP;
 Flood Risk Assessment and Drainage Strategy Revision V05 Ref: 078524-CUR-XX-XX-RP-C-92001 dated 20 October 2021 by Curtins;
 Geotechnical and Geoenvironmental Desk Study dated 8 October 2021 by Coffey;
 HSE Substantive Response pgo-0684 by Hoare Lea;
 The agent's email (Jennifer Chatfield of Deloitte) to Lucy Harrison dated 25 January 2022 with subject title: App Ref: 132199/FO/2021 - Plot F GJS - GMFRS;
 Cameron Radford of Deloitte's email to Lucy Harrison of Manchester City Council dated 22 September 2023 agreeing a revised wording for conditions 38 and 67;
 Remediation Strategy & Deployment Plan Ref: 6131/VJS-RSDP v1.00 by GeoAssist Limited;
 Technical Note 05/10/2023 Additional SI and Updated Risk Assessment 5(ii) and 5(iv) by GeoAssist Limited;
 GFM436 Final Inspection & Calibration Check Certificate dated 11/08/2020;
 Pressuremeter Testing Factual Report dated 26/05/2021 by In Situ;
 Pressuremeter Test - Average Arm Plots dated 23/04/2021 by In Situ;
 Pressuremeter Analysis - Unload Reload Loop dated 22/04/2021 by In Situ;

Documents approved under CDN/25/0782:

Plot F2, Great Jackson Street Travel Plan Ref: 087792-CUR-XX-XX-T-TP-00002 Rev P03 dated 13 August 2025 by Curtins;
 Plot F1, Great Jackson Street Travel Plan Ref: 087792-CUR-XX-XX-T-TP-00001 Rev P03 dated 13 August 2025 by Curtins;

Documents approved under CDN/25/0564 and CDN/25/0563:

Email correspondence between Paul Mason of Renaker and Ray Mullen of Manchester City Council dated 29 August 2025:

10334-F2-SHP-G251-EL-XX-3100 Revision P02 F1 Envelope Elevations - Bird Box Location;

Z1-SQY-G710-PL-XX-102 Revision C2 Public Realm GA F1;

Z1-SQY-G710-PL-XX-104 Revision C2 Public Realm Hardworks F1;

Z1-SQY-G710-PL-XX-3851 202 Revision P1 Public Realm Planting Plan;

Z1-TPM-G710-DE-XX-3851 301 Revision P2 Paving Details;

Z1-SQY-G710-PL-XX-307 Revision P2 Feature Wall Details;

Z1-TPM-G710-DE-XX-3851 308 Revision P1 Feature Wall Cladding Details;

Z1-SQY-G710-PL-GRD-311 Revision P2 Public Realm F1 - Metal Edge Reference Plan;

Z1-SQY-G710-DE-XX-315 Revision P2 F1 Residents Garden Enclosure;

Z1-TPM-G710-DE-XX-3851 401 Revision P2 Feature Planter Details;

Z1-SQY-G710-PL-XX-404 Revision P1 Furniture Details;

Z1-SQY-G710-DE-XX-405 Revision P2 Baffles;

10334-F2-SHP-G251-EL-XX-3100 Revision P02 F2 Envelope Elevation - Bird Box Location;

Z1-SQY-G710-PL-XX-101 Revision C1 Public Realm GA F2;

Z1-SQY-G710-PL-XX-103 Revision C2 Public Realm Hardworks F2;

Z1-SQY-G710-PL-XX-3851 201 Revision P1 Public Realm Planting Plan;

Z1-SQY-G710-PL-XX-306 Revision P2 Feature Wall Details;

Z1-SQY-G710-PL-GRD-312 Revision P2 Public Realm F2 - Metal Edge Reference Plan;

Z1-SQY-G710-DE-XX-316 Revision P2 F2 Residents Garden Enclosure;
Z1-SQY-G710-PL-XX-403 Revision P3 Furniture Details;
Trees in Planters - Establishment and Maintenance document by Square Yard received by the City Council as local planning authority on 17 June 2025.

Documents approved under CDN/24/0997
Tower F1 & F2 - Visual Mock-Up Summary document reference 10334-Z1-SHP-A180-Rp-XX-VMU01 Revision P01 dated Sep 2024 by Simpson Haugh.

Documents approved under CDN/24/0728
Archaeological Evaluation and Mitigation Post-Excavation Assessment Issue V3 dated 02/08/2024 by Salford Archaeology.

Documents approved under CDN/24/0623
F1-SHP-A180-RP-XX-B5D801 P02 Tower F1 Podium Design;
10334-F1-SHP-G251-EL-XX-9001 P02 F1 Envelope Elevations - Podium Elevations Matrix;
10334-F1-SHP-G200-EL-XX-B5D801 P02 F1 - GA Elevation - Podium Elevation;
10334-F1-SHP-G251-DE-XX-B5D804 P02 F1 Podium Typical Elevation.

Documents approved under CDN/24/0615
The Renaker supporting information document described as Condition 38 EV Charging;
10334-F2-SHP-G200-PL-B1-001 P26 - F2 General Arrangement Basement Level 01;
F2-FUT-G532-PL-B1-007 P3 - Electrical Services Primary Containment F2 Basement B1; and
F2-FUT-G532-PL-B2-006 P3 Electrical Services Primary Containment F2 Basement B2.

Documents approved under CDN/24/0216
10334-F2-SHP-G100-EL-XX-B5D801 Revision P04 - F2 Site Elevation;
10334-F2-SHP-G200-EL-XX-B5D801 Revision P04 - F2 GA Elevation Podium Elevation;
10334-F2-SHP-G251-DE-XX-B5D804 Revision P03 - F2 Podium Typical Elevation;
10334-F2-SHP-G251-EL-XX-9001 Revision P03 - F2 Envelope Elevations - Podium Elevations Matrix;
10334-F2-SHP-G200-PL-Grd-B5D801 Revision P04 - F2 - GA Plan - Entrance Level - Level 00;
F2-SHP-A180-RP-XX-B5D803 P04 - Tower F2 - Podium Design - 26.04.2024.

Documents approved under CDN/23/0753
Geotechnical and Geo-environmental Interpretative Report (GIR) including Remediation and Verification Strategy, Plot F, Great Jackson Street, Coffey, Reference: 03558AA_R_002B_CT - GIR.docx, Dated: 13 January 2022.
Remediation Strategy & Deployment Plan, Great Jackson Street Plot F1, GeoAssist Limited, Reference: 6131/VJS-RSDP v1.00, Dated: January 2024.

Document approved under CDN/23/0668
Construction Environment Management Plan Revision V5 dated October 2023.

Document approved under CDN/23/0650
Local Labour Agreement dated July 2023 and the KPI Update, both received by the City Council as local planning authority on 28 September 2023.

Documents approved under CDN/23/0640

Photographic survey, including photographs and Condition Survey Sheets 1-4 received by the City Council as local planning authority on 25 September 2023;
Z1-CUR-G580-PL-GRD-92501 Rev P02 - Proposed Drainage Layout Phase 1 (Plot F2) received by the City Council as local planning authority on 19 February 2024;
Z1-CUR-G580-PL-GRD-92502 Rev P02 - Proposed Drainage Layout Phase 2 (Plot F1) received by the City Council as local planning authority on 19 February 2024;
10334-F1-SHP-G200-SK-B1-001 Rev P01 - F1 BPW/Services Coordination Sketch General Arrangement Level B1;
Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 29 January 2024;
Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 20 December 2023;
The Drainage Planning Conditions document by Curtains dated 20/11/2023; and
Terrestrial Television Baseline Survey and Report by Pager Power dated July 2023.

Document approved under CDN/23/0610

The Local Labour Agreement dated July 2023 and the KPI Updated, both received by the City Council as local planning authority on 13 September 2023.

Document approved under CDN/23/0531

Photographic carriageway survey received by the City Council as local planning authority on 2 August 2023.

Documents approved under CDN/23/0530

The Drainage Planning Conditions document by Curtins dated 28/07/2023

Z1-CUR-G580-PL-GRD-92500-P01_Proposed Drainage Strategy

Z1-CUR-G580-PL-GRD-92501-P01_Proposed Drainage Strategy Phase 1

Z1-CUR-G580-PI-GRD-92510 - P01_Drainage Notes

Z1-CUR-G580-PI-XX-92520 - P01_Manhole Schedule

Z1-CUR-G580-DE-XX-92530-P01_Drainage Details 1

Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 2

Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 3

Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 4

Z1-CUR-G580-PL-GRD-92000-P01_Existing Impermeable Areas

Z1-CUR-G580-PL-GRD-92001-P01_Proposed Impermeable Areas

Z1-CUR-G580-PL-GRD-92002-P01_Overland Flow Routes

Surface Water Calcs Without Surcharged Outfall

Surface Water Calcs With Surcharged Outfall.

Document approved under CDN/23/0486

Construction Environment Management Plan Revision V4 dated October 2023.

Document approved under CDN/23/0413

Email correspondence between Phillip Dorin of Renaker and Amy Sharples of Erap dated 8 June 2023.

Documents approved under CDN/23/0372

Remediation Strategy & Deployment Plan Ref: 6131/VJS-RSDP v1.00 by GeoAssist Limited

Technical Note 05/10/2023 Additional SI and Updated Risk Assessment 5(ii) and 5(iv) by GeoAssist Limited

GFM436 Final Inspection & Calibration Check Certificate dated 11/08/2020

Pressuremeter Testing Factual Report dated 26/05/2021 by In Situ

Pressuremeter Test - Average Arm Plots dated 23/04/2021 by In Situ

Pressuremeter Analysis - Unload Reload Loop dated 22/04/2021 by In Situ.

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

3) The development shall be phased in accordance with drawing numbers 10334-Z1-SHP-G000-PL-Grd-B5D804 Revision P02 Site Wide - Ground Phasing Plan and 10334-Z1-SHP-G000-PL-B1-B5D801 P01 Site Wide - Basement Phasing Plan.

Reason - For the avoidance of doubt, pursuant to Policy DM1 of the Core Strategy, as the development is proposed to be carried out in a phased manner.

4) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

5) If a bat is found during demolition all work shall cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England shall also be informed. Demolition shall then be carried out in accordance with the safeguarding measures.

Reason - In order to provide protection to bats, pursuant to Policy EN15 of the Core Strategy.

6) Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

7) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

8) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings hereby

approved shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) No externally mounted telecommunications equipment shall be mounted on any part of the development including the roofs.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

10) The development hereby approved shall include for full disabled access to be provided to the public realm and via the main entrances to the buildings and to the floors above.

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

11) a) Phase 1 of the development shall be carried out in accordance with the following information (the Remediation Strategy):

Remediation Strategy & Deployment Plan Ref: 6131/VJS-RSDP v1.00 by GeoAssist Limited;

Technical Note 05/10/2023 Additional SI and Updated Risk Assessment 5(ii) and 5(iv) by GeoAssist Limited;

GFM436 Final Inspection & Calibration Check Certificate dated 11/08/2020;

Pressuremeter Testing Factual Report dated 26/05/2021 by In Situ;

Pressuremeter Test - Average Arm Plots dated 23/04/2021 by In Situ; and

Pressuremeter Analysis - Unload Reload Loop dated 22/04/2021 by In Situ.

b) After completion of site works and prior to first occupation of the development in Phase 1, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the remediation proposals approved above.

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 phase is occupied, then development shall cease and/or the development phase 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 Local Planning Authority and the development phase 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.

12) a) The construction and occupation phases of Phase 1 of the development shall be carried out in accordance with the Local Labour Agreement dated July 2023 and the KPI Updated, both received by the City Council as local planning authority on 13 September 2023.

(b) Within six months of the first occupation of Phase 1, details of the results of the scheme set out in part a) above shall be submitted to the City Council as local planning authority for consideration.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

13) Phase 1 of the development shall be carried out in accordance with the Construction Environment Management Plan Revision V4 dated October 2023.

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

14) a) Following completion of all construction/fit-out works in Phase 1, the carriageways/footways surveyed in the approved photographic carriageway survey received by the City Council as local planning authority on 2 August 2023, shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment.

b) Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

15) Phase 2 of the development shall be carried out in accordance with the Tower F1 & F2 - Visual Mock-Up Summary document reference 10334-Z1-SHP-A180-Rp-XX-VMU01 Revision P01 dated Sep 2024 by Simpson Haugh.

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.

16) Phase 1 of the development shall be carried out in accordance with the following information and on the basis that the cash bond for highway works is paid in full in relation to Plot F2 in accordance with the email correspondence between Paul Mason of Renaker and Ray Mullen of Manchester City Council dated 29 August 2025:

10334-F2-SHP-G251-EL-XX-3100 Revision P02 F2 Envelope Elevation - Bird Box Location;
Z1-SQY-G710-PL-XX-101 Revision C1 Public Realm GA F2;
Z1-SQY-G710-PL-XX-103 Revision C2 Public Realm Hardworks F2;
Z1-SQY-G710-PL-XX-3851 201 Revision P1 Public Realm Planting Plan;
Z1-TPM-G710-DE-XX-3851 301 Revision P2 Paving Details;
Z1-SQY-G710-PL-XX-306 Revision P2 Feature Wall Details;
Z1-SQY-G710-PL-XX-307 Revision P2 Feature Wall Details;
Z1-SQY-G710-PL-GRD-312 Revision P2 Public Realm F2 - Metal Edge Reference Plan;
Z1-SQY-G710-DE-XX-316 Revision P2 F2 Residents Garden Enclosure;
Z1-TPM-G710-DE-XX-3851 401 Revision P2 Feature Planter Details;
Z1-SQY-G710-PL-XX-403 Revision P3 Furniture Details;

Z1-SQY-G710-DE-XX-405 Revision P2 Baffles;
Renaker Plan showing Private Garden area received by the City Council as local planning authority on 17 June 2025; and
Trees in Planters - Establishment and Maintenance document by Square Yard received by the City Council as local planning authority on 17 June 2025.

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

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

17) The ground floor (podium) elevations of Building F2 shall be carried out in accordance with the following information:

10334-F2-SHP-G100-EL-XX-B5D801 Revision P04 - F2 Site Elevation;
10334-F2-SHP-G200-EL-XX-B5D801 Revision P04 - F2 GA Elevation Podium Elevation;
10334-F2-SHP-G251-DE-XX-B5D804 Revision P03 - F2 Podium Typical Elevation;
10334-F2-SHP-G251-EL-XX-9001 Revision P03 - F2 Envelope Elevations - Podium Elevations Matrix;
10334-F2-SHP-G200-PL-Grd-B5D801 Revision P04 - F2 - GA Plan - Entrance Level - Level 00;
F2-SHP-A180-RP-XX-B5D803 P04 - Tower F2 - Podium Design - 26.04.2024.

Reason - In the interests of visual amenity, pursuant to Policy DM1 of the Core Strategy.

18) The drainage for Phase 1 of the development hereby approved, shall be carried out in accordance with the following information received by the City Council as local planning authority on 2 August 2023:

The Drainage Planning Conditions document by Curtins dated 28/07/2023
Z1-CUR-G580-PL-GRD-92500-P01_Proposed Drainage Strategy
Z1-CUR-G580-PL-GRD-92501-P01_Proposed Drainage Strategy Phase 1
Z1-CUR-G580-PI-GRD-92510 - P01_Drainage Notes
Z1-CUR-G580-PI-XX-92520 - P01_Manhole Schedule
Z1-CUR-G580-DE-XX-92530-P01_Drainage Details 1
Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 2
Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 3
Z1-CUR-G580-DE-XX-92531-P01_Drainage Details 4
Z1-CUR-G580-PL-GRD-92000-P01_Existing Impermeable Areas
Z1-CUR-G580-PL-GRD-92001-P01_Proposed Impermeable Areas
Z1-CUR-G580-PL-GRD-92002-P01_Overland Flow Routes
Surface Water Calcs Without Surcharged Outfall
Surface Water Calcs With Surcharged Outfall.

For the avoidance of doubt, surface water shall drain at the restricted rate of 115 l/s. No surface water shall be permitted to drain directly or indirectly into the public sewer.

The approved scheme shall be implemented before first occupation of Phase 1.

Reason: To ensure a satisfactory form of development, promote sustainable development, secure proper drainage, prevent an undue increase in surface water run-off and to reduce the risk of flooding, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

19) No development within Phase 1 shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before first occupation of Phase 1 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 pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

20) A study assessing the impact of the development on television signal reception within the potential impact area identified in the approved Terrestrial Television Baseline Survey and Report by Pager Power dated July 2023 shall be submitted to the City Council as local planning authority within one month of the practical completion of Phase 1 of the development or before Phase 1 of the development is first occupied, whichever is the sooner, and at any other time during the construction of Phase 1 of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the approved Terrestrial Television Baseline Survey and Report by Pager Power dated July 2023. The measures identified shall be carried out either before Phase 1 of the development is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and

to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

21) The development in Phase 1 shall be fully implemented and operated in accordance with the Radar Mitigation Scheme(1) agreed between VQ Developments Limited and the Operator(2).

(1)'Radar Mitigation Scheme' or 'Scheme' means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the impact of the development on the M10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.

(2)'Operator' means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act).

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

22) a) The development within Phase 1 hereby approved shall be carried out in accordance with:

Environmental Noise Survey, Plot F Great Jackson Street, Manchester, Fisher Acoustics, Reference: PR0660-REP01-MPF, November 2021; and

Technical Note: Acoustics, Ventilation and Overheating Assessment, Fisher Acoustics, Reference: T01-PR0660-MPF, 3rd November 2021.

b) The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development within Phase 1 conforms to the recommendations and requirements of the acoustic report approved under part a. above and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units within Phase 1 are first occupied. Any instances of non-conformity with the approved acoustic report shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units within Phase 1 are first occupied.

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

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

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

Gardens and terraces (daytime) 55 dB L Aeq (where practically possible).

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

23) a) The residential amenity areas, including any gymnasium, within Phase 1 shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before first occupation of the premises within Phase 1.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of Phase 1 of the development a verification report to validate that the work undertaken throughout Phase 1 of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.

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

24) a) Prior to first occupation of Phase 1, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to occupation of Phase 1 of the development a verification report to validate that the work undertaken throughout Phase 1 of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has 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 agreed noise criteria and timescales for the implementation of those measures.

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

25) The mitigation measures set out in Chapter 6 'Air Quality' of the Environmental Statement and the email from Jennifer Chatfield dated 28 January 2022 and relating to Phase 1 of the development shall be carried out in full prior to first occupation of Phase 1 of the development and shall remain in situ whilst the 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.

26) The Waste Management Strategy within the Design & Access Statement Z1-SHP-A180-RP-XX-B5D802 | REVISION P03 dated October 2021; the Transport Statement by Curtins; and drawing numbers 10334-F2-SHP-G200-PL-Grd-B5D801 P02 GA Plan - Level 00 Entrance Level and 10334-F2-SHP-G200-SK-Grd-008 P01 F2 Ground Floor Bin Collection Point relating to Phase 1 of the development shall be implemented as part of Phase 1 of the development and shall remain in situ whilst the use or development is in operation.

Notwithstanding the above, the waste storage provision shown in drawing number 10334-F2-SHP-G200-SK-B1-001 P01 - 'Sketch GA Plan F2 Level B1 MCC Bin Collection Only Option' and the paragraph on Waste Management within Jennifer Chatfield's email to Lucy Harrison of 28 January 2022 shall be implemented in full should waste collections be undertaken solely by Manchester City Council at any time.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

27) During the operational phase of Phase 1, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00, Sunday/Bank Holiday.

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

28) a. External lighting within Phase 1 shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority prior to installation of the lighting.

b. Prior to occupation of Phase 1 of the development a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and timescales for implementation.

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.

29) Development within Phase 1 hereby approved shall be carried out only in accordance with the recommendations of the Crime Impact Statement 15 July 2021 reference 2021/0264/CIS01 by Greater Manchester Police, as relevant to that phase. No building within Phase 1 shall be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to that phase.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

30) No part of Phase 1 of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

31) No part of Phase 1 of the development shall be occupied unless and until car parking spaces suitable for use by disabled persons have been provided in accordance with the approved drawings and documents. These parking spaces shall be retained and permanently reserved for use by disabled persons.

Reason - To ensure that adequate provision is made for parking for disabled persons, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

32) The wind mitigation measures set out in the Wind Microclimate report by WSP within the Environmental Statement and shown in the approved drawings shall be implemented before first occupation of Phase 1 of the development.

Reason - To ensure that the environs in and around the site are suitable for their intended uses, in the interests of amenity and safety, pursuant to policy DM1 of the Core Strategy.

33) a. The approved Travel Plan, 'Plot F2, Great Jackson Street Travel Plan Ref: 087792-CUR-XX-XX-T-TP-00002 Rev P03 dated 13 August 2025 by Curtins', shall be fully implemented prior to first occupation of Phase 1 of the development and kept in operation at all times thereafter.

b. The results of the monitoring and review processes contained within the approved Travel Plan shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

34) The development within Phase 1 shall not be occupied unless and until the mitigation measures in Section 5 of the Flood Risk Assessment and Drainage Strategy Report Ref: 078524-CUR-XX-XX-RP-C-92001 V05 by Curtins have been fully implemented.

Reason - To reduce the risk of flooding pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

35) (a) The electric vehicle car parking strategy set out in the following documents shall be implemented prior to the first occupation of Phase 1 and retained and maintained in situ for as long as the development remains in use:

The Renaker supporting information document described as Condition 38 EV Charging; 10334-F2-SHP-G200-PL-B1-001 P26 - F2 General Arrangement Basement Level 01; F2-FUT-G532-PL-B1-007 P3 - Electrical Services Primary Containment F2 Basement B1; and F2-FUT-G532-PL-B2-006 P3 Electrical Services Primary Containment F2 Basement B2.

(b) Further car parking spaces shall be adapted to provide electric charging points at a future date should demand be shown as part of the travel plan review required by planning condition 33. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review and shall be retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

36) Prior to the first occupation of the residential element of Phase 1, a scheme of off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority to include the following:

- Dropped kerbs and tactile paving to the junctions of City Road East/Medlock Street and Great Jackson Street/Chester Road;

The approved scheme shall be fully implemented prior to the first occupation of Phase 1.

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).

37) Vehicular access to Phase 1 of the development for servicing, emergency and drop-off/pick-up vehicles shall take place in accordance with the approved drawings and documents.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM 1 of the Core Strategy for the City of Manchester.

38) a) Phase 2 of the development shall be carried out in accordance with the following information (the Remediation Strategy):

Geotechnical and Geo-environmental Interpretative Report (GIR) including Remediation and Verification Strategy, Plot F, Great Jackson Street, Coffey, Reference: 03558AA_R_002B_CT - GIR.docx, dated 13 January 2022.

Remediation Strategy & Deployment Plan, Great Jackson Street Plot F1, GeoAssist Limited, Reference: 6131/VJS-RSDP v1.00, dated January 2024.

b) After completion of site works and prior to first occupation of the development in Phase 2, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the remediation proposals approved above.

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 phase is occupied, then development shall cease and/or the development phase 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 Local Planning Authority and the development phase 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.

39) a) The construction and occupation phases of Phase 2 of the development shall be carried out in accordance with the Local Labour Agreement dated July 2023 and the KPI Update, both received by the City Council as local planning authority on 28 September 2023.

(b) Within six months of the first occupation of Phase 2, details of the results of the scheme set out in part a) above shall be submitted to the City Council as local planning authority for consideration.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

40) Phase 2 of the development shall be carried out in accordance with the Construction Environment Management Plan Revision V5 dated October 2023.

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

41) a) Following completion of all construction/fit-out works in Phase 2, the carriageways/footways surveyed in the approved photographic survey, including photographs and Condition Survey Sheets 1-4 received by the City Council as local planning authority on 25 September 2023, shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment.

b) Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

42) Phase 2 of the development shall be carried out in accordance with the Tower F1 & F2 - Visual Mock-Up Summary document reference 10334-Z1-SHP-A180-Rp-XX-VMU01 Revision P01 dated Sep 2024 by Simpson Haugh.

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.

43) Phase 2 of the development shall be carried out in accordance with the following information and on the basis that the cash bond for highway works is paid in full in relation to Plot F1 in accordance with the email correspondence between Paul Mason of Renaker and Ray Mullen of Manchester City Council dated 29 August 2025:

10334-F2-SHP-G251-EL-XX-3100 Revision P02 F1 Envelope Elevations - Bird Box Location;

Z1-SQY-G710-PL-XX-102 Revision C2 Public Realm GA F1;

Z1-SQY-G710-PL-XX-104 Revision C2 Public Realm Hardworks F1;

Z1-SQY-G710-PL-XX-3851 202 Revision P1 Public Realm Planting Plan;

Z1-TPM-G710-DE-XX-3851 301 Revision P2 Paving Details;

Z1-SQY-G710-PL-XX-307 Revision P2 Feature Wall Details;

Z1-TPM-G710-DE-XX-3851 308 Revision P1 Feature Wall Cladding Details;

Z1-SQY-G710-PL-GRD-311 Revision P2 Public Realm F1 - Metal Edge Reference Plan;

Z1-SQY-G710-DE-XX-315 Revision P2 F1 Residents Garden Enclosure;

Z1-TPM-G710-DE-XX-3851 401 Revision P2 Feature Planter Details;

Z1-SQY-G710-PL-XX-404 Revision P1 Furniture Details;

Z1-SQY-G710-DE-XX-405 Revision P2 Baffles;

Renaker Plan showing Private Garden area received by the City Council as local planning authority on 17 June 2025; and

Trees in Planters - Establishment and Maintenance document by Square Yard received by the City Council as local planning authority on 17 June 2025.

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

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

44) The ground floor (podium) elevations of Building F1 shall be carried out in accordance with the following information:

F1-SHP-A180-RP-XX-B5D801 P02 Tower F1 Podium Design;

10334-F1-SHP-G251-EL-XX-9001 P02 F1 Envelope Elevations - Podium Elevations Matrix;

10334-F1-SHP-G200-EL-XX-B5D801 P02 F1 - GA Elevation - Podium Elevation;

10334-F1-SHP-G251-DE-XX-B5D804 P02 F1 Podium Typical Elevation.

Reason - In the interests of visual amenity, pursuant to Policy DM1 of the Core Strategy.

45) The drainage for Phase 2 of the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 078524 CUR XX XX DR C 092500, Rev P03 dated 22/03/21 by Curtins. For the avoidance of doubt, surface water shall drain at the restricted rate of 115 l/s. No surface water shall be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

46) The development within Phase 2 shall be carried out in accordance with the following drainage scheme:

Z1-CUR-G580-PL-GRD-92501 Rev P02 - Proposed Drainage Layout Phase 1 (Plot F2) received by the City Council as local planning authority on 19 February 2024;
Z1-CUR-G580-PL-GRD-92502 Rev P02 - Proposed Drainage Layout Phase 2 (Plot F1) received by the City Council as local planning authority on 19 February 2024;
10334-F1-SHP-G200-SK-B1-001 Rev P01 - F1 BPW/Services Coordination Sketch General Arrangement Level B1;
Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 29 January 2024;
Email from Molly Evans of Renaker to Lucy Harrison of Manchester City Council of 20 December 2023; and
The Drainage Planning Conditions document by Curtains dated 20/11/2023.

The approved scheme shall be implemented before first occupation of Phase 2.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

47) No development within Phase 2 shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before first occupation of Phase 2 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 pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

48) The development in Phase 2 shall be fully implemented and operated in accordance with the Radar Mitigation Scheme(1) agreed between VQ Developments Limited and the Operator(2).

(1)'Radar Mitigation Scheme' or 'Scheme' means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the impact of the

development on the M10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.

(2)'Operator' means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act).

Reason - In the interests of aviation safety, pursuant to policy DM2 of the Core Strategy for the City of Manchester.

49) A study assessing the impact of the development on television signal reception within the potential impact area identified in the approved Terrestrial Television Baseline Survey and Report by Pager Power dated July 2023 shall be submitted to the City Council as local planning authority within one month of the practical completion of Phase 2 of the development or before Phase 2 of the development is first occupied, whichever is the sooner, and at any other time during the construction of Phase 2 of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the approved Terrestrial Television Baseline Survey and Report by Pager Power dated July 2023. The measures identified shall be carried out either before Phase 2 of the development is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

50) a) The development within Phase 2 hereby approved shall be carried out in accordance with:

Environmental Noise Survey, Plot F Great Jackson Street, Manchester, Fisher Acoustics, Reference: PR0660-REP01-MPF, November 2021; and

Technical Note: Acoustics, Ventilation and Overheating Assessment, Fisher Acoustics, Reference: T01-PR0660-MPF, 3rd November 2021.

b) The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development within Phase 2 conforms to the recommendations and requirements of the acoustic report approved under part a. above and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units within Phase 2 are first occupied. Any instances of non-conformity with the approved acoustic report shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units within Phase 2 are first occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The

following noise criteria will be required to be achieved with window and purge cent doors are closed:

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

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

Gardens and terraces (daytime) 55 dB L Aeq (where practically possible).

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

51) a) The residential amenity areas, including any gymnasium, within Phase 2 shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before first occupation of the premises within Phase 2.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of Phase 2 of the development a verification report to validate that the work undertaken throughout Phase 2 of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.

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

52) a) Prior to first occupation of Phase 2, the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to occupation of Phase 2 of the development a verification report to validate that the work undertaken throughout Phase 2 of the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall include post completion testing to confirm that acceptable criteria has 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 agreed noise criteria and timescales for the implementation of those measures.

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

53) The mitigation measures set out in Chapter 6 'Air Quality' of the Environmental Statement and the email from Jennifer Chatfield dated 28 January 2022 and relating to Phase 2 of the development shall be carried out in full prior to first occupation of Phase 2 of the development and shall remain in situ whilst the 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.

54) The Waste Management Strategy within the Design & Access Statement Z1-SHP-A180-RP-XX-B5D802 | REVISION P03 dated October 2021; the Transport Statement by Curtins; and drawing numbers 10334-F1-SHP-G200-PL-Grd-B5D801 P02 GA Plan - Level 00 Entrance Level and 10334-F1-SHP-G200-SK-Grd-010 P01 - F1 Ground Floor Bin Collection Point relating to Phase 2 of the development shall be implemented as part of Phase 2 of the development and shall remain in situ whilst the use or development is in operation.

Notwithstanding the above, the waste storage provision shown in drawing number 10334-F1-SHP-G200-SK-B1-005 P01 - 'Sketch GA Plan Level B1 MCC Bin Collection Only Option' and the paragraph on Waste Management within Jennifer Chatfield's email to Lucy Harrison of 28 January 2022 shall be implemented in full should waste collections be undertaken solely by Manchester City Council at any time.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

55) During the operational phase of Phase 2, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00, Sunday/Bank Holiday.

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

56) a. External lighting within Phase 2 shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority prior to installation of the lighting.

b. Prior to occupation of Phase 2 of the development a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and timescales for implementation.

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.

57) Development within Phase 2 hereby approved shall be carried out only in accordance with the recommendations of the Crime Impact Statement 15 July 2021 reference 2021/0264/CIS01 by Greater Manchester Police, as relevant to that phase. No building within Phase 2 shall be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to that phase.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

58) No part of Phase 2 of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

59) No part of Phase 2 of the development shall be occupied unless and until car parking spaces suitable for use by disabled persons have been provided in accordance with the approved drawings and documents. These parking spaces shall be retained and permanently reserved for use by disabled persons.

Reason - To ensure that adequate provision is made for parking for disabled persons, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

60) The wind mitigation measures set out in the Wind Microclimate report by WSP within the Environmental Statement and shown in the approved drawings shall be implemented before first occupation of Phase 2 of the development.

Reason - To ensure that the environs in and around the site are suitable for their intended uses, in the interests of amenity and safety, pursuant to policy DM1 of the Core Strategy.

61) a. The approved Travel Plan, 'Plot F1, Great Jackson Street Travel Plan Ref: 087792-CUR-XX-XX-T-TP-00001 Rev P03 dated 13 August 2025 by Curtins', shall be fully implemented prior to first occupation of Phase 2 of the development and kept in operation at all times thereafter.

b. The results of the monitoring and review processes contained within the approved Travel Plan shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

62) The development within Phase 2 shall not be occupied unless and until the mitigation measures in Section 5 of the Flood Risk Assessment and Drainage Strategy Report Ref: 078524-CUR-XX-XX-RP-C-92001 V05 by Curtins have been fully implemented.

Reason - To reduce the risk of flooding pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

63) Prior to the first occupation of the residential element within Phase 2, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings 10334-F2-SHP-G200-PL-B2-B5D801 P01 GA Plan - Level B2 Basement and 10334-F2-SHP-G200-PL-B1-B5D801 P01 GA Plan - Level B1 Basement shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include the following details:

(a) Layout and location of electric vehicle charging points;

(b) Provision for 10% of the spaces to be fitted with a 7kw fast charging point;

(c) Provision that the remaining car parking spaces would be fitted with appropriate infrastructure to be adapted at a future date should demand be shown as part of the travel plan review required by planning condition 65. Any additional charging points identified as part of that review shall be implemented within two months of approval of the annual review.

The electric vehicle car parking strategy shall be implemented prior to the first occupation of Phase 2 and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

64) Prior to the first occupation of the residential element of Phase 2, a scheme of off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority to include the following:

- Dropped kerbs and tactile paving to the junctions of City Road East/Medlock Street and Great Jackson Street/Chester Road;

The approved scheme shall be fully implemented prior to the first occupation of Phase 2.

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).

65) Vehicular access to Phase 2 of the development for servicing, emergency and drop-off/pick-up vehicles shall take place in accordance with the approved drawings and documents.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM 1 of the Core Strategy for the City of Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

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

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 Mining Remediation Authority.

Date: 18 February 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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

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.