

26th March 2026

Development Management Central Core
Planning, Building Control and Licensing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Jersey Wharf (133769/FO/2022) – Condition 1 (Time), 2 (Drawings & Documents), 8b (Drainage), 13 (Window Reveals & Soffits), 17 (ESS Post Construction Review Statement), 18b (Landscape), 22 (Waste Management), 23 (Commercial Units – Fume Extraction), 24 (Commercial Units – Roller Shutters), 26 (Light Spillage), 27 (Commercial Units - Servicing), 28 (Commercial Units – Opening Hours), 30 (Commercial Units – Units), 31 (Commercial Units – Uses), 32 (Development Uses), 33 (Residential Uses), 36 (Cycles Spaces), 37 (Disabled Car Parking Spaces), 39 (TV Reception), 40 (Electric Car Charging), 42 (Upward Extensions), 44 (Windows), 45 (Disabled Access), 46 (Doors), 47 (Tree Work), 48b (Construction Contract), 49b (Boundary Works), 49c (Boundary Opening Hours)

Please see the below confirmations in accordance with the above-named Conditions. Where the wording of any Condition has been updated as part of a subsequent planning application, namely, 136201/NMC/2023, 139289/JO/2024, 143373/NMC/2025 and 144247/NMC/2025, the confirmation is provided in accordance with the wording of that Condition.

Condition 1

The development begun no later than the expiration of three years of the date of the planning permission.

Condition 2

The development has been carried out in accordance with the approved drawings & documents.

Condition 8b

The development has been constructed in accordance with the approved details.

Condition 13

The window reveals and soffits have been constructed in accordance with the approved details.

Condition 17

Please find the attached; 033-BH-XX-XX-RP-N-(00)2001 - ESS Post Construction Review Report Rev01

Condition 18b

The landscape scheme has been implemented. If within 5 years from the date of planting the trees or shrubs, they require replacement due to removal, uprooting, being destroyed or dying, they will be replaced.

Condition 22

The development has been carried out in accordance the approved details. The approved scheme will be implemented by the Building Operator whilst the development is in operation.

Condition 23

The commercial units, to date, have been built as shell and core units. Any future commercial tenant will submit details as part of their fit-out works, should fume extraction be required.

Condition 24

The commercial units, to date, have been built as shell and core units. Any future commercial tenant will submit details as part of their fit-out works, should roller shutters be proposed.

Condition 26

Should any lighting cause glare of light spillage which in the opinion of the Council causes detriment to adjoining and nearby residential properties, a scheme to eliminate this will be submitted, agreed and implemented with the Council.

Condition 27

The commercial units will not be serviced outside of the agreed hours.

Condition 28

The commercial units will not open outside the agreed opening hours. There will be no amplified sound or any amplified music at any time within the commercial units.

Condition 30

The commercial units shall not be sub divided without the benefit of planning permission being secured.

Condition 31

The commercial units will comply with the approved Use Class and exclusions.

Condition 32

The development will comply with the approved Use Class.

Condition 33

The development will comply the approved Use Class and exclusions.

Condition 36

The development has been constructed to provide 190 cycle spaces.

Condition 37

The development has been constructed to provide two disabled car parking spaces.

Condition 39

Further to Pager Power's TV Baseline Reception Survey which concluded that "it is possible that no adverse effects will occur due to the current reception quality in the surrounding area and the scarcity of residential receptors at a low height in the immediate shadow zone" and "any reported television interference after construction has begun should be investigated by means of a reception measurement", no such reports of issues or complaints over television reception have been raised.

Condition 40

The development has been constructed to provide two 7kw fast charging electric car charging points to the disabled bays.

Condition 42

No further development in the form of upward extensions to the building shall be undertaken without the granting of the planning permission.

Condition 44

The windows and glazing have been built in accordance with the approved details.

Condition 45

The development has been constructed to provide full disabled access to the internal courtyard and communal walkways and via the main entrances and to the floors above.

Condition 46

The development has been constructed to ensure that no doors (other than those designated as fire exits) open outwards onto adjacent pedestrian routes.

Condition 47

All tree work has been carried out in accordance with BS 3998 (Recommendations for Tree Work)

Condition 48b

The construction contract was let within 18 months of the decision notice date.

Condition 49b

The approved boundary details have been implemented.

Condition 49c

The approved boundary treatment will remain open during the agreed opening hours.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Jack Whetton
Design Manager