

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

ID Manchester Ltd And The University Of
Manchester
C/o Agent

Agent (if used)

John Cooper
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works;

Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works;

Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

Location: Sister Plot C, Former UMIST Campus, Altrincham Street, Manchester, M1 7JA

Date of application: 23 May 2025

Application number: 143024/FO/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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) In this permission, the following definitions are applicable:

Phase A:

- o Demolition of all existing building and structures, namely, Barnes Wallis and Wright Robinson, MMP, Moffat Building, Morton Laboratory and Butterfly Stairs; Construction of the basement and podium to the lower ground and upper ground floors of both buildings (C1 and C2) to create the flexible commercial and community use space;
- o Erection of Building C1:
- o Landscaping including Sister Square and the installation of the new stairs and ramp access; and
- o creation of the servicing tunnel including means of access from London Road.

Phase B: erection of the building C2, alterations to the Hollaway Wall, restoration and relocation of the art work and landscaping and access.

Phase C: creation of the commercial uses within the Viaduct arches and completion of the landscaping.

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) 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.

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

Drawing ref. SISC0-AAM-ZZ -ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025

Drawings

SISC0-AAM-ZZ-ZZ-DR-AR-07200 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07201 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07202 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07203 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07204 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07205 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07400 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07401 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07402 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07403 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07404 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07405 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07406 P03, SISC0-AAM-ZZ-ZZ-DR-AR-07603 P03 and SISC0-AAM-ZZ-ZZ-DR-AR-07604 P03

Received by the City Council, as Local Planning Authority, on the 14 November 2025

SISC0-AAM-ZZ-01-DR-AR-07101 P01, SISC0-AAM-ZZ-02-DR-AR-07102 P01, SISC0-AAM-ZZ-06-DR-AR-07106 P01, SISC0-AAM-ZZ-06-DRf-AR-07106 P01, SISC0-AAM-ZZ-11-DR-AR-07111 P01, SISC0-AAM-ZZ-18-DR-AR-07118 P01, SISC0-AAM-ZZ-19-DR-AR-07119 P01, SISC0-AAM-ZZ-20-DR-AR-07120 P01, SISC0-AAM-ZZ-B1-DR-AR-07098 P01, SISC0-AAM-ZZ-LG-DR-AR-07099 P01, SISC0-AAM-ZZ-R2-DR-AR-07121 P01, SISC0-AAM-ZZ-UG-DR-AR-07100 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07001 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07004 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07103 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07107 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07112 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07601 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07611 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07612 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07613 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07614 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07615 P01 received by the City Council, as Local Planning Authority on the 23 May 2025

Altrincham Street (North) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07020 (P02)

London Road (East) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07021 (P02)

Mill Lane (South) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07022 (P02)

The Square (West) - Existing and Proposed - SISC0-AAM-ZZ-ZZ-DR-AR-07023 (P02)

Altrincham Street Viaduct North and South Elevation - SISC0-AAM-ZZ-ZZ-DR-AR[1]07206 (P02)

Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07300 (P02)

Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07301 (P02)

Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07302 (P02)

Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07303 (P02)

Proposed Section - SISC0-AAM-ZZ-ZZ-DR-AR-07304 (P02)

SISC0-SLA-LA-ZZ-DR-LA-00001

SISC0-SLA-LA-ZZ-DR-LA-00002

SISC0-SLA-LA-XX-DR-LA-00001

SISC0-SLA-LA-XX-DR-LA-00002

Received by the City Council, as Local Planning Authority, on the 18 September 2025

Supporting information

Accommodation Schedule AAM, Design and Access Statement (including landscaping statement, lighting strategy and landscaping management strategy) AAM (and SLA), Listed building drawings (Hollaway Wall and Viaduct) AAM, Planning and Tall Building Statement (incl. Public Benefits Statement) Deloitte, Statement of Consultation Deloitte, Flood Risk Assessment Civic Drainage Strategy Report Civic, Aviation Safeguarding Technical Note, G-Tech Archaeological Assessment BWB, Framework Travel Plan Civic, Operational Waste Strategy (and completed Waste Pro-Forma) Civic, Environmental Standards Statement (including Energy Statement and BREEAM Pre-assessment) and Energy and Carbon ProForma Buro Happold, Ventilation Statement Buro Happold, Crime Impact Statement GMP, Terrestrial Television Baseline Survey Report Pager Power, Desk-Based Satellite Television Interference Assessment, Pager Power Broadband Connectivity Survey Pager Power, Green and Blue Infrastructure Deloitte, Placemaking Strategy ID Manchester Limited, Hollaway Wall Structural Appraisal & Outline Methodology Report Civic, Circular Economy Statement Buro Happold, Outline Operational Management Strategy ID Manchester Limited, Detailed Unexploded Ordnance (UXO) Risk Assessment 1st Line Defence, Local Labour Agreement ID Manchester Limited, Ecological Impact Assessment Tyler Grange, Habitat Features Plan Tyler Grange, Arboriculture Impact Assessment Tyler Grange, Statutory Biodiversity Metric Tyler Grange, Public Art Strategy Bruntwood Sci-Tech,

Topographic Survey Survey and Engineering Projects Event Strategy Bruntwood Sci-Tech

Received by the City Council, as Local Planning Authority, on the 23 May 2025

Whole Life Carbon Report received by the City Council, as Local Planning Authority, on the 4 August 2025

Acoustic Report received by the City Council, as Local Planning Authority, on the 3 September 2025

- o Sister Plot C - TVIA Technical Note (Produced by Layer September 2025)
- o Sister Plot C - Wind Technical Note (Produced by GIA Dated September 2025)
- o Sister Plot C - Drainage Technical Note (Produced by Civic Dated September 2025)
- o Sister Plot C - Sister Plot C - Statutory Biodiversity Metric (Produced by Tyler Grange Dated September 2025)
- o Sister Plot C - Ecological Impact Assessment - Updated (Produced by Tyler Grange Dated September 2025)
- o Sister Plot C - Ecology Technical Note (Produced by Tyler Grange Dated September 2025)
- o Sister Plot C - Design and Access Statement Addendum (Produced by Allies and Morrison and SLA Dated September 2025)
- o Environmental Statement Addendum (Volume 1) - Chapter 6: Heritage
- o Updated Heritage Assessment (Environmental Statement Volume 2 - Appendix 6.2)
- o Public Art Strategy (updated - Sept 2025)
- o Appendix 3: M&G Exploratory Study (updated - Sept 2025)
- o P2335-PTM-1-JLS P02 - Gym Planning Addendum (produced by Sol Acoustics Dated August 2025)
- o Sequential Test (produced by Deloitte Dated September 2025)
- o Whole Life Carbon Assessment (produced by Buro Happold Dated July 2025) - issued to MCC via email on 31/07/2025
- o Renold Listing Group Value Note - Update (Dated 7 August 2025)
- o Updated Flood Risk Assessment (Produced by Civic Dated September 2025)
- o Planning and Tall Building Statement Statement Addendum (Produced by Deloitte Dated September 2025)

All received by the City Council, as Local Planning Authority, on the 18 September 2025

Environmental Impact Assessment

Volume 1: Environmental Statement including:

- o Introduction o Methodology;
- o Alternatives and Design Evolution;
- o Site and Description of Development;
- o Construction Management - Programme and Methodology;
- o Built Heritage;
- o Townscape and Visual Impact;
- o Air Quality;
- o Climate Change;
- o Wind;
- o Solar Glare;
- o Human Health;

- o Socio Economic;
- o Traffic and Transport;
- o Daylight, Sunlight and Overshadowing;
- o Noise and Vibration;
- o Ground Conditions;
- o Summary of Residual Effects;
- o Type 1 Cumulative Effects

Volume 2: Technical Appendices

Volume 3: Non-Technical Summary

Received by the City Council, as Local Planning Authority, on the 28 May 2025

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.

4) Prior to the commencement of any demolition (as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), an air quality impact and exposure assessment 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 .

Baseline monitoring should commence three months before commencement.

(b) Any agreed mitigation measures shall be implemented and shall remain in situ whilst the demolition works take place.

Reason: To secure a reduction in air pollution from traffic or other sources, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

5) a) Prior to commencement of a Phase of the development (as defined by drawing ref. SISC0-AAM-ZZ -ZZ-DR-AR-07005 Rev P01) an air quality impact and exposure assessment 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 .

Baseline monitoring should commence three months before commencement.

(b) Any agreed mitigation measures shall be implemented and shall remain in situ whilst the Phase of development is under construction.

Reason: To secure a reduction in air pollution from traffic or other sources, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

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

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

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

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

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be shown as retained on the approved document Arboriculture Impact Assessment by Tyler Grange received by the City Council, as Local Planning Authority, on the 23 May 2025 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

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

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

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

9) If demolition (as defined by drawing SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025) has not taken place in Phase A by 30 April 2026, the buildings in that phase shall be reassessed for bat roosting potential. Prior to demolition works (post 30 April 2026) taking place, a report shall be submitted for approval in writing to the City Council, as Local Planning Authority. Demolition should not take place until written approval is received and in accordance with any relevant recommendation and mitigation measures.

Reason - In the interest of determining if there are any bats present at the development should there be a delay in demolition in accordance with policy EN15 of the Core Strategy.

10) Prior to the commencement of demolition (as defined by drawing SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025) a demolition environmental management plan shall be submitted to and approved in writing by the Local Planning Authority.

The demolition management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.
- o Details of the measures which will be taken to ensure the protection of controlled water resources.

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

The demolition shall be carried out in accordance with the approved construction management plans for the duration of the demolition.

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

11) Prior to the commencement of a Phase of the development (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), a detailed construction management plan outlining working practices for the Phase shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The construction management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Detailing recommendations on temporary storage of materials and contractor safety.
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.
- o Details of the measures which will be taken to ensure the protection of controlled water resources.

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

A Construction Phase of development shall be carried out in accordance with the approved construction management plans for the duration of the works.

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

12) (a) Prior to the commencement of Phase A (excluding demolition as defined by drawing SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), the applicant or their agents or their successors in title shall secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the City Council, as Local Planning Authority. The Project Design shall cover the following:

- o A phased programme and methodology of investigation and recording to include:
 1. archaeological evaluation trenching;
 2. pending the results of the above, targeted open-area excavation.

(b) Phases A, B and C shall not be released for ground works until written approval has been provided in writing by the City Council, as Local Planning Authority.

(c) Prior to the first use of Phase A, a post investigation assessment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include

- o A programme for post-investigation assessment to include:
 1. production of a final report on the results of the investigations and their significance.
- o Deposition of the final report with the Greater Manchester Historic Environment Record.
- o Dissemination of the results of the archaeological investigations commensurate with their significance, including provision for the installation of permanent information panels.
- o Provision for archive deposition of the report and records of the site investigation.
- o Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

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

13) (a) Notwithstanding the Phase 1 Desk Study and Data Review, Sister - Plot C and Enabling Works Area, Civic Earth, Reference: 51019-CE-XX-XX-R-G-1001, Issue 5, 30 April 2025; Site Investigation Report, Sister - Plot C and Enabling Works Area, Civic Earth, Reference: 51019-CE-02-XX-R-G-1002, Issue 4, Dated: 30 April 2025 and Chapter 17 Ground Conditions in the Environmental Statement received by the City Council, as Local Planning Authority, on the 23 May 2025, prior to commencement of a Phase of the development (excluding demolition to ground floor and/ or slab level, as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025) hereby approved

the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- o Submission of addendum SI for the recommended delineation works; and
- o Submission of a Remediation Strategy
- 1. A site investigation scheme, to provide further information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use of a Phase of the development (Excluding Public Realm), an interim Completion/Verification Report shall be submitted to and approved in writing by the City Council, as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) Within 2 months of practical completion of the public realm element of a Phase of the development a Completion/Verification Report shall be submitted to and approved in writing by the City Council, as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

d) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council, as Local Planning Authority, prior to first use of a Phase of the development.

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.

14) 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 after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site pursuant to policies DM1 and EN18 of the Core Strategy.

15) No drainage systems for the infiltration of surface water to the ground where adverse concentration of contamination are known or suspected to be present are permitted within any Phase of the development without the written approval of the City Council, as Local Planning Authority. Any proposal for infiltration drainage must be supported by an assessment of the potential risks to controlled waters. The relevant phase shall be carried out in accordance with the approved details.

Reason - The previous use of the application site presents a risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system. This could pollute controlled waters pursuant to policies DM1, EN14 and EN18 of the Manchester Core Strategy (2012).

16) Prior to any piling or any other foundation design using penetrative methods within a Phase of development, details of the intended methodology, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The intended methodology shall be implemented as approved for that Phase.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

17) Prior to the commencement of demolition (as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), details of a Local Labour Proposal for the demolition works, in order to demonstrate commitment to recruit local labour for the duration of the demolition works, 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 demolition works associated with the development.

In this condition a Local Labour 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 Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to demolition work being completed, a detailed report for the demolition works 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).

18) Prior to the commencement of a Phase of the development (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), details of a Local Labour Proposal for that Phase, in order to demonstrate commitment to recruit local labour for the duration of that Phase of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the Phase of the development.

In this condition a Local Labour 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 Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed for the Phase of the development, a detailed report for the Construction Phase 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).

19) Prior to the commencement of a Phase of the development (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), all material to be used on all external elevations of the development within that Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, extent of window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The materials shall also be supported by a series of bay studies.

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

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

20) The development shall be carried out in accordance with the following bay studies:

- o SISC0-AAM-ZZ-ZZ-DR-AR-07400 P02, SISC0-AAM-ZZ-ZZ-DR-AR-07401 P02, SISC0-AAM-ZZ-ZZ-DR-AR-07402 P02, SISC0-AAM-ZZ-ZZ-DR-AR-07403 P02, SISC0-AAM-ZZ-ZZ-DR-AR-07404 P02, SISC0-AAM-ZZ-ZZ-DR-AR-07405 P02 and SISC0-AAM-ZZ-ZZ-DR-AR-07406 P02. Received by the City Council, as Local Planning Authority, on the 14 November 2025

Reason - In the interest of ensuring the architectural intent of the development is delivered pursuant to policies EN1 and DM1 of the Core Strategy (2012).

21) Notwithstanding the Drainage Strategy Report prepared by Civic received by the City Council, as Local Planning Authority on 23-05-25, (a) prior to the commencement of development (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025 and Piling) a scheme for the drainage of surface water from

the new development (Phases A, B and C) has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing. Proposals of infiltration must be supported by infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
- The proposed connection to the Shooters Brook culverted watercourse is approximately 125m west of the site boundary. Approval from the relevant landowner(s) will be required to ensure that the connection can feasibly be made.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Development must be limited to greenfield runoff up to a 1 in 100-year event, including climate change allowance, to allow a new connection to the culverted watercourse.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate (unless an area is designated to hold and/or convey water as part of the design) no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect buildings and SuDS features/tanks. Details of the provision of suitable access for future maintenance are also required.

A Phase of the development shall be carried out in accordance with the agreed drainage strategy which shall be implemented prior to the first use of each Phase of the development.

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

22) (a) Prior to any above ground works associated with a Phase of the development (excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025) , details of the hard and soft landscaping together with public and private realm works relating to that Phase shall be submitted for approval in writing by the City

Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iii) Details of the proposed tree species and planting within the public and private realm including proposed size, species and planting specification including tree pits and design;
- (iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas;
- (v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting;
- (vi) Details of any external steps and handrails;
- (vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;
- (viii) Details of the siting, scale and appearance of boundary treatments.

(b). The approved details shall then be implemented and be in place prior to the first use of a Phase of the development hereby approved.

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.

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

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.

23) Prior to the first use of a Phase of the development, a detailed 30 year landscape environmental management plan (LEMP) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas for the development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the Phase of the development and remain in for the duration of the plan.

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

24) Prior to the first use of the buildings within a Phase of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 21.
 - Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
 - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
 - Management and maintenance plan for the culverted ordinary watercourses which shall include confirmation of responsible party.
- Post-construction culvert condition survey to confirm culvert integrity.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development in each Phase remains in use.

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

25) Each phase of the development shall be carried out in accordance with the Environmental Standards Statement (including Energy Statement and BREEAM Pre-assessment) inc Energy and Carbon ProForma Buro Happold received by the City Council, as Local Planning Authority, on the 28 May 2025.

A post construction review certificate/statement for a building within a Phase shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for that Phase.

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

26) Building C1 and C2 (within Phases A and B respectively) hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of each building hereby approved being first occupied.

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

27) Building C1 and C2 (within Phases A and B respectively) hereby approved shall achieve predicted NABERS rating of at least an 5 Star. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of each building hereby approved being first occupied.

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

28) Prior to any above ground works associated with a Phase of the development (excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of a Phase of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the first use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

29) (a) Prior to the first use of ancillary spaces as follows within each Phase of the development:

- o Podium across lower ground and upper ground floors to form flexible commercial space (Class E and/or Sui Generis drinking establishment) (Phase A);
- o Podium across lower ground and upper ground floors to form flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment) (Phase B),
- o Railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) (Phase C)
- o C1 and C2 Building Basement (Use Class E)
- o Building C2 Level 18 Flexible Commercial Space (Use Class E and Sui Generis - drinking establishment)

A scheme of acoustic insulation for those spaces within that Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 the first use of the spaces identified in part (a) of this condition within each Phase of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the measures conform to those agreed in part (a).

c) In the event of non-conformity then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the first use of the spaces identified in each Phase can commence.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

30) The waste management arrangements for Phases A and B shall be carried out in accordance with the Operational Waste Strategy (and completed Waste Pro-Forma) Civic as received by the City Council, as Local Planning Authority, on the 28 May 2025. The development in each Phase shall be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

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

31) The waste management arrangements for Phase C shall be carried out in accordance with the Operational Waste Strategy (and completed Waste Pro-Forma) Civic as received by the City Council, as Local Planning Authority, on the 28 May 2025 and drawing received on the 8 July 2025. The development in Phase C shall be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

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

32) Prior to the first use of ancillary spaces as follows within each Phase of the development:

- o Podium across lower ground and upper ground floors to form flexible commercial space (Class E and/or Sui Generis drinking establishment) (Phase A);
- o Podium across lower ground and upper ground floors to form flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment) (Phase B),

- o Railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) (Phase C)
- o C1 and C2 Building Basement (Use Class E)
- o Level 18 Flexible Commercial Space (Use Class E and Sui Generis - drinking establishment)

A scheme for the extraction of any fumes, vapours and odours from those spaces shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - To ensure appropriate fume extraction is provided for the commercial spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

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

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment and river corridor the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

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

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

35) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for all Phases of the development:

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

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

36) Prior to the first use of ancillary spaces as follows within each Phase of the development:

- o Podium across lower ground and upper ground floors to form flexible commercial space (Class E and/or Sui Generis drinking establishment) (Phase A);

- o Podium across lower ground and upper ground floors to form flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment) (Phase B),
- o Railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) (Phase C)
- o C1 and C2 Building Basement (Use Class E)
- o Level 18 Flexible Commercial Space (Use Class E and Sui Generis - drinking establishment)

A schedule of opening hours for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless otherwise shown to be acceptable as part of planning condition 28.

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

37) Prior to the first use of ancillary spaces as follows within each Phase of the development:

- o Podium across lower ground and upper ground floors to form flexible commercial space (Class E and/or Sui Generis drinking establishment) and roof terraces (Phase A);
- o Podium across lower ground and upper ground floors to form flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment) and roof terraces (Phase B),
- o Railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) (Phase C)
- o Level 18 Flexible Commercial Space (Use Class E and Sui Generis - drinking establishment)

Details of any external areas associated with these spaces (including an Operating Schedule) within that building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;
- c. Details of the proposed furniture, including any barriers;
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;
- e. days and hours of operation.

The approved plan shall be implemented upon first use of the commercial uses in that building and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building unless shown to be acceptable as part of condition 28.

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

38) The following spaces:

- o Podium across lower ground and upper ground floors to form flexible commercial space (Class E and/or Sui Generis drinking establishment) (Phase A);
- o Podium across lower ground and upper ground floors to form flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment) (Phase B),
- o Railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) (Phase C)
- o C1 and C2 Building Basement (Use Class E)
- o Level 18 Flexible Commercial Space (Use Class E and Sui Generis - drinking establishment)

Shall remain as shown on the approved plans and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

39) The commercial spaces are as follows:

- o Podium across lower ground and upper ground floors to form flexible commercial space (Phase A);
- o Podium across lower ground and upper ground floors to form flexible commercial and community uses (Phase B),
- o Railway Viaduct arches to form flexible commercial units (Phase C)
- o C1 and C2 Building Basement (Use Class E)
- o Level 18 Flexible Commercial Space (Use Class E and Sui Generis - drinking establishment)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a

- o (Class E and/or Sui Generis drinking establishment) (Phase A) (excluding convenience retail);
- o (Class E, F2 and/ or Sui Generis drinking establishment) (Phase B) (excluding convenience retail)
- o (Class E, and/ or Sui Generis - drinking establishment) (Phase C) (excluding convenience retail)

and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

40) The development shall be carried out in accordance with the Crime Impact Statement received by the City Council, as Local Planning Authority, on the 23 May 2025. The development shall only be carried out in accordance with these approved details. Prior to the first use of a building in a Phase of the development the City Council, as Local Planning Authority, must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation for that building.

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

41) Prior to the first use of a building within a Phase of the development, a Travel Plan Framework for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those working at the development;
- ii) a commitment to surveying the travel patterns of employees/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of a building within a Phase, a Travel Plan for that building which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

42) The following cycle provision shall be made available prior to the first use of each Phase of the development

- o Phase A (Building C1): 148 spaces
- o Phase B (Building C2): 269 Space

The approved details shall be implemented and made available upon first use of the a building within Phase and thereafter retained and maintained in situ.

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

43) The development shall make provision for 3 accessible car parking spaces as per the design and access statement received by the City Council, as Local Planning Authority, on the 28 May 2025.

Prior to any above ground works for Phase B details of EV charging for the spaces shall be submitted for approval in writing with the City Council, as Local Planning Authority. The EV charging shall be implemented and be in place prior to the first use of the accessible spaces.

Reason - In the interest of delivering sufficient car parking at the development to appropriate standards pursuant to policies T2 and DM1 of the Manchester Core Strategy (2012).

44) Prior to the commencement of the service tunnel in Phase A, further details are required to be provided to determine if there is sufficient height clearance of an MCC refuse vehicle in the tunnel. A vertical swept-path should be provided to demonstrate this and any mitigation required.

The details shall then be implemented as part of the development and be in place prior to the first use of Phase A.

Reason - To ensure sufficient arrangements are put in place for servicing pursuant to policy DM1 of the Manchester Core Strategy (2012).

45) Prior to the cycle route being put in place as part of Phase C on Altrincham Street, the following details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

- o Details of how cyclists will transition between the western section of the proposed cycleway at Altrincham Street and Sackville Street.
- o How northbound cyclists would safely continue their journey northbound past Altrincham Street.

The details shall then be implemented as part of the development and be in place prior to the first use of Phase C.

Reason - To ensure sufficient arrangements are put in place for servicing pursuant to policy DM1 of the Manchester Core Strategy (2012).

46) Prior to the commencement of a Phase (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), a strategy and relevant timescales for the implementation of highways works relevant to that particular Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where relevant, this shall include the following:

- o localised TRO refreshment works (extent of area to be considered should be agreed);

- o Provision of a new servicing, taxi and disabled access from London Road ('Mill Lane') supported by appropriate TRO amendment to extend around the access.
- o Adequate levels of visibility including ensuring that surrounding landscaping is maintained at a height not exceeding 600mm to retain visibility.
- o Bollards at Mill Lane are positioned before the pedestrian/cycle path and are adequately set back from London Road.
- o Any redundant site access points to be reinstated with full footway provision and footway resurfacing/renewal will be required where appropriate.
- o Tactile paving and dropped kerbs will be required across any site access point and at junctions within the vicinity of the site.
- o Section 278 tie-in works between the adopted highway and the private areas of improved cycle/pedestrian provision along London Road.
- o The west and east ends of Altrincham Street and the south end of Echo Street will be bollarded to prevent motor vehicles entering the public realm.
- o London Rd/Service access tactile paving to be introduced at detailed design.
- o Visibility at site London Rd/Service access: Appropriate visibility play demonstrated
- o Modified TRO scheme that ensures safe and efficient servicing operations in conjunction with applicant at Echo Street;
- o Stopping Up of Altrincham Street including that public pedestrian and cycle access will be retained at all times;
- o Emergency vehicle access will be permitted along Altrincham Street with occasional servicing access. Vehicle access will be granted by retracting bollards - the bollards will be located such that a vehicle can turn off London Road and wait for the bollards to retract without protruding onto London Road.

The approved scheme and relevant timescales for implementation of each element of works shall be implemented and be in within the agreed timescale.

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).

47) Prior to the first use of a Phase of the development a Delivery, Servicing and Taxi Management Strategy for the Buildings in the Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy should work to ensure that servicing/delivery/taxi activities across all the buildings are co-ordinated to ensure efficient use of the proposed loading bays and service yard.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first use of each Phase of the development and thereafter retained and maintained in operation.

Reason - To ensure appropriate servicing management arrangements, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

48) The development shall be carried out in accordance with the TV report prepared by Pager Power received by the City Council, as Local Planning Authority, on the 28 May 2025

Within one month of the practical completion of Phase A and Phase B respectively of this development, and at any other time during the construction of a Phase 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 a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that Construction Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before that Construction Phase of the development is first occupied (or brought into use) or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

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 - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

49) Prior to the first use of a Phase of the development, details of bird and bat boxes to be provided (including location and specification) in the Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the Phase and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

50) Prior to the first use of a building in a building in a Phase of the development, a building signage strategy for external facades and commercial frontages for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In accordance with the principles outlined in the Design and Access Statement received by the City Council, as Local Planning Authority, on the 29 November 2024, all commercial signage shall be situated behind the glass, no more than one projecting sign per commercial unit which shall be no more than 30mm in thickness.

The signage strategy will include timescales for implementation as part of each building.

The approved strategy shall then be implemented for that building and used to inform any future advertisement applications for the building.

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

51) The development hereby approved shall include for accessible routes within the public realm and communal walkways and via the main entrances and to the floors above.

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

52) Where roller shutters are proposed to either Building, these should be fitted internally to the premises and the details agreed and implemented with the City Council, as Local Planning Authority prior to the installation of the shutters and thereafter retained and maintained in situ

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

53) Prior to the first use of a building within Phase A and B of the development, details of the siting, scale and appearance of the solar panels to the roof of that building (including cross sections) shall be submitted to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the building in that Phase and thereafter retained and maintained in situ.

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

54) Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) any Class E office accommodation (in buildings C1 and C2) shall be retained for the purposes of Class E office accommodation within of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class E.

Reason - To safeguard the office accommodation as part of maintaining the supply of suitable and sustainable office accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

55) Prior to the commencement of a above ground works (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), full details of the existing and proposed levels in that Phase (including cross sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with these details.

Reason - In the interest ensure an accurate record of the changes to the site levels at the application site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

56) No doors to commercial units (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

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

57) Prior to the commencement of a Phase of the development (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and

Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), details of the siting, scale and appearance of boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

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

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

58) Prior to any above ground works associated with a Phase (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), details of how the landscaping between the adjacent phase boundaries shall be treated, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescales for completing the landscaping including any temporary arrangements and finishes should that be necessary. The approved details shall be implemented as part of the development.

Reason - to ensure there are satisfactory arrangements in place between the adjacent ownership boundaries to complete a compressive landscaping scheme including any short term temporary arrangements pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

59) Notwithstanding the Wind Chapter within Volume 1 of the Environmental Statement received by the City Council, as Local Planning Authority, on the 28 May 2025, prior to any above ground works (Excluding demolition as defined by drawing ref. SISC0-AAM-ZZ-ZZ-DR-AR-07005 Rev P01 and Demolition and Remediation Phasing Technical Note - Plot C Sister. Document Ref: 51019-CE-02-XX-R-G-1007. Revision P01. Prepared by Civic Earth. Dated 15/07/2025), associated with a Phase of the development, full and final details of the wind mitigation measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include siting, scale and appearance of any screens, siting, scale and species of any trees, hedges and planting.

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

Reason - In order to ensure appropriate wind mitigation is put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

60) Prior to the first use of a Phase of the development a Event Management Strategy for each Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The strategy shall include:

- o A scaled layout plan showing the proposed extent of an external areas to be used for events, including layout of furniture and demarcation of the area;
- o Operating hours for internal and external areas;
- o Number of Events within external areas (Major and Minor Events) and estimated capacity;
- o For Major events, there shall be no more than 30 per year
- o An appropriate acoustic report which supports the use of amplified music;
- o Dispersal and crowd management arrangements;
- o Management arrangements for noise including use of limiters and other sound mitigation measures.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first use of each Phase of the development and thereafter retained and maintained in operation.

If any noise at the development hereby approved, when in use, causes any amenity concerns which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 21 days of a written request, a scheme of mitigation measures to minimise noise shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - To ensure appropriate servicing management arrangements, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

61) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 3 shall be retained as a clear glazed window opening at all time and views into the premises shall not be screened or obscured in anyway.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance

with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

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

You can apply online at the following address:

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

Mining Information

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

Date: 6 March 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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

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

Right of challenge on planning application decision

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

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

- Procedural irregularity
- Irrationality
- Illegality

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



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026