

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145309/NMC/2026

Date registered valid: 2 March 2026

Proposal: Non-Material Amendment to Plot C1 and C2 of Planning Permission 141017/JO/2024 to vary conditions 2, 3, 18, 25a, 28, 29, 33, 34, 35, 36, 37, 42, 43, 44, 65, 72a, 75, 76, 80, 81, 82, 83, 84, 89, 90, 91, 112, 145, 156 and 187 to make amendments to residential mix, architectural and landscaping details and to regularise conditions following updated phasing plan.

Address: Trinity Islands , Manchester, M3 4JW

Ward(s): Deansgate Ward

Applicant: Renaker Build Limited

Agent (if any): Jemma Brabrook Deloitte LLP

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation:

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This 1.78 hectare site is bounded by the River Irwell, Liverpool Road, Water Street and Regent Road. It comprises large areas of hard standing which have been used for parking and recently as a construction compound for the Orsdall Chord. Trinity Way divides the site into two parcels of land known as site C and site D and are connected via an underpass. Site C is 0.89 hectares and bounded by the River Irwell, Trinity Way, Water Street and a railway viaduct with access from Water Street. It slopes down towards the River and contains limited vegetation. Site D is 0.89 hectares and bounded by the River, Regent Road and Trinity Way with access via Trinity Way. It slopes down towards the River and contains limited vegetation. The site is in the St John's and Water Street Strategic Regeneration Framework (SRF) areas: Both envisage the site as suitable for high density residential led development with tall buildings. A planning application was approved by Committee on 27 July 2017, subject to a Section 106 agreement, for a mixed use residential led development comprising two 3 storey podiums and residential towers of 26, 26, 37, 41 and 67 storeys to form 1390 homes with commercial space (ref. 115107/FO/2017).

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The area is highly sustainable. Deansgate/Castlefield tram stop and Deansgate Train Station are nearby and bus services run along Chester Road. The Bridgewater Canal cycleway provides links across the city and to adjacent boroughs. The site is in the Castlefield conservation area. There are listed buildings nearby including: Railway bridge over river Irwell

to former Liverpool Road Station (Grade I), The Giants Basin (Grade II), Colonnaded railway viaduct at former Liverpool Road good depot (Grade II), Former Grape Street railway bonded warehouse (Grade II), Bridgewater canal basin at Potato Wharf (Grade II), Old warehouse to the north of former Liverpool Road railway station (Grade II), Former commercial hotel (Grade II), Railway viaduct linking bridge over river Orwell to Liverpool Road station (Grade II), 123 Liverpool Road (Grade II) and former Liverpool Road railway station – station masters house (Grade I). The site is in the Air Quality Management Area (AQMA) and is predominately in flood zone 2, where there is a risk from flooding due to the proximity to the River. The remainder of the site is in flood zone 1 where there is a low risk from flooding. There is a minor encroachment onto flood zone 3.

Description of development

Non-Material Amendment to Plot C1 and C2 of Planning Permission 141017/JO/2024 to vary conditions 2, 3, 18, 25a, 28, 29, 33, 34, 35, 36, 37, 42, 43, 44, 65, 72a, 75, 76, 80, 81, 82, 83, 84, 89, 90, 91, 112, 145, 156 and 187 to make amendments to residential mix, architectural and landscaping details and to regularise conditions following updated phasing plan.

Consultations & Notification Responses

N/A

Issues

The Proposed Amendments are required to ensure the scheme's design fully complies with the Building Safety Act Gateway 2.

In summary, they comprise:

- Minor adjustments to the residential mix and quantum/distribution of parking spaces.
- Update to approved phasing plan (minor adjustments to phase boundaries).
- Architectural amendments (general arrangement).
- Architectural amendments (façade and massing).
- Landscape amendments.
- Regularise and update condition wordings.

There will be a minor change to the residential mix. There will be a reduction of 2, 1 bedroom homes and an increase in 4 2 bedroom homes. There will also be a reduction in 2, 3 bedroom homes. The overall mix remains in favour of larger 2 bed accommodation which is acceptable.

The number of parking spaces for Plot C has been reduced from 261no. spaces (approved under Ref: 141017/JO/2024) to 255no. spaces; thereby resulting in a reduction of six spaces overall. This is acceptable in the context of the city centre.

This application propose an update to the approved phasing plan, specifically in relation to phase boundaries of Plots C1 and C2, with the extent of Plot C1 slightly increased to reflect the changes to basement party wall and revised landscaping design between Plots C1 and C2. The amendment is minimal and limited to the plot boundary only; all other phasing remains in accordance with the original planning approval. The change is considered to be acceptable.

As a result of addressing Gateway 2 requirements, it has been necessary to review and update the design of the general arrangement of Plots C1 and C2. However, the changes are internal only and do not result in any changes to the number of homes or have any material impact on

the quantum or quality of residential amenity space to be delivered by the scheme. The change is considered.

In terms of architectural changes, the massing and façade adjustments across Plots C1 and C2 are required:

- Minor amendments to building line of setbacks to Level 01 / 03 on both buildings (to simplify structural cantilevers of slab).
- Introduction of escape 'balconies' to level 03 (setback under overhanging building form) and omission of external stairs to level 01 roof terraces.
- Omission of 'wing walls' expressed to corners of core on roof terraces.
- Minor amendment to soffit level / spandrel panel height at base of tower to handle sprinkler / drainage offsets in soffit zone.

Further façade amendments to Plots C1 and C2 have also been proposed in relation to the following:

- All purge vent doors are proposed to be glazed (as opposed to a combination of glass and solid doors).
- Reduction in louvred areas on lower floors.
- Minor re-distribution to vision / opaque glass panel.
- Minor re-alignment of entrance glazing.

The changes are considered to be minor and in some instances a positive impact on the building facades.

The following amendments to the approved landscaping scheme (under Ref: 141017/JO/2024) have been proposed under this Application.

- Updates to the tree planting plan. Overall number of trees remains unchanged.
- Updates to the overall landscaping general arrangement including:
 - o The introduction of 2no. single-storey stair/lift enclosures (one per Plot C1 and C2) to provide escape/firefighting access to the basement. Full design intent and materiality of the proposed stair/lift enclosures are included within the submitted Supporting Document prepared by SimpsonHaugh Architecture.
 - o Removal of 2no. external generator enclosures (one per Plot C1 and C2).
 - o Other minor landscaping amendments across Plots C1 and C2.

The changes are considered to be minor and in some instances a positive impact on the public realm.

Overall the changes are considered to be acceptable. The changes are non material in nature. Conditions should be updated accordingly.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

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

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) The proposed seeks to vary conditions 2, 3, 18, 25a, 28, 29, 33, 34, 35, 36, 37, 42, 43, 44, 65, 72a, 75, 76, 80, 81, 82, 83, 84, 89, 90, 91, 112, 145, 156 and 187 to make amendments to residential mix, architectural and landscaping details and to regularise conditions following updated phasing plan to Plot C1 and C2.

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

3) The phasing of the development shall be carried out in accordance with drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P04, Z1-SHP-G000-PL-B1-B5D801 Rev P04, Z1-SHP-G000-PL-B2-B5D801 Rev P04 stamped as received by the City Council, as Local Planning Authority, on the 6 February 2023 and Z1-SHP-G000-PL-GRDB5D802 Rev P05 received by the City Council, as Local Planning Authority, on the 2 March 2026, and shall be herein have the following meanings:

- Phase D2- erection of tower D2 (55 storeys) to form 484 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works
- Phase D1- erection of tower D1 (60 storeys) to form 532 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works
- Phase C1- erection of tower C1 (39 storeys) to form 414 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm, car and cycle parking and highways works;

- Phase C2- erection of tower C2 (48 storeys) to form 521 residential apartments (C3a), commercial uses (Class E and sui generis: drinking establishment), public realm (including connection under Trinity Way), car and cycle parking and highways works;

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that a comprehensive development provided at this site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 and received by the City Council, as Local Planning Authority, on the 2 March 2026 and ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PI-XX-4029 101-P9, ZD-TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024.

(a) prior to any above ground works associated with phase C1, details of the public and private realm works relating to this 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 within the public 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 and recreational areas including children's play;
- (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.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase C1 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 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 - 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.

25) (a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1-SHP-G200-PL-03-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2026 a scheme of acoustic insulation for those spaces 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 those spaces within phase C1, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

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).

28) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRDB5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1-SHP-G200-PL-03-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.

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

29) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRDB5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1-SHP-G200-PL-03-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted

for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential 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 first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C1 as indicated on drawings C1-SHP-G200-PL-GRDB5D801 P02, C1-SHP-G200-PL-01-B5D801 P02, C1-SHP-G200-PL-02-B5D801 P02 and C1-SHP-G200-PL-03-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026, a schedule of opening hours 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 it can be shown as part of condition 24 that there would be no unacceptable impact on residential amenity.

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.

34) Prior to the first use of the commercial spaces within phase C1 as indicated on drawing C1-SHP-G200-PL-GRD-B5D801 P0 received by the City Council, as Local Planning Authority, on the 2 March 2026, details of any external areas associated with these commercial spaces (including an Operating Schedule) 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 phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

35) Each commercial unit, as shown on drawings C1-SHP-G200-PL-GRD-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026 within phase C1 shall remain as one unit 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.

36) The commercial units as indicated on drawings C1-SHP-G200-PL-GRD-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026 within phase C1 shall be occupied as Class E (excluding convenience retail) and Sui Generis: Drinking Establishment) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order 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).

37) In the event that any of the commercial unit in phase C1, as shown on drawing C1-SHP-G200-PL-GRD-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026 is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
 - o Dispersal policy;
 - o Mechanism for ensuring windows and doors remain closed after 9pm

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

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

42) Prior to the first occupation of phase C1, the cycle storage, as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P02 and C1-SHP-G200-PL-B2-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026 shall be implemented and made available upon first occupation of the residential element of the development within phase C1 and thereafter retained and maintained in situ.

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

43) Prior to the first occupation of the residential element within phase C1 the car parking layout as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P02 and C1-SHP-G200-PL-B2-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026

shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

44) Prior to the first occupation of the residential element within phase C1, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings C1-SHP-G200-PL-B1-B5D801 P02 and C1-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2026 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 41. 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 C1 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).

65) Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 received by the City Council, as Local Planning Authority, on the 2 March 2026 and ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD-TPM-G710-PI-XX-4029 101- P9, ZD-TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024

(a) prior any above ground works associated with phase C2, details of the public and private realm works relating to this 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 within the public 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 and recreational areas including children's play;

(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.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase C2 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 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 - 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.

72) a) Notwithstanding Chapter 11 - Noise and Vibration Matt Fisher Acoustics of the ES stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the first use of commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-SHP-G200-PL-02-B5D801 P02 and C2-SHP-G200-PL-03-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026, a scheme of acoustic insulation for those spaces 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 those spaces within phase C2, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

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).

75) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-SHP-G200-PL-02-B5D801 P02 and C2-SHP-G200-PL-03-B5D801 P02, received by the City Council, as Local Planning Authority, on the 2 March 2026, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.

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

76) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-SHP-G200-PL-02-B5D801 P02 and C2-SHP-G200-PL-03-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential 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).

80) Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium in phase C2 as indicated on drawings C2-SHP-G200-PL-GRD-B5D801 P02, C2-SHP-G200-PL-01-B5D801 P02, C2-SHP-G200-PL-02-B5D801 P02 and C2-SHP-G200-PL-03-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026, a schedule of opening hours 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 it can be shown as part of condition 71 that there would be no unacceptable impact on residential amenity.

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.

81) Prior to the first use of the commercial spaces within phase C2 as indicated on drawing C2-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2026, details of any external areas associated with these commercial spaces (including an Operating Schedule) 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 phase C2 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

82) Each commercial unit, as shown on drawings C2-SHP-G200-PL-GRD-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2026 within phase C2 shall remain as one unit 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.

84) In the event that any of the commercial unit in phase C2, as shown on drawing C2-SHP-G200-PL-GRD-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026 is occupied as a café/restaurant or drinking establishment, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
 - o Dispersal policy;
 - o Mechanism for ensuring windows and doors remain closed after 9pm

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

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

89) Prior to the first occupation of phase C2, the cycle storage, as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P02 and C2-SHP-G200-PL-B2-B5D801 P02 received by the City Council, as Local Planning Authority, on the 2 March 2026, shall be implemented and made available upon first occupation of the residential element of the development within phase C2 and thereafter retained and maintained in situ.

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

90) Prior to the first occupation of the residential element within phase C2 the car parking layout as indicated on drawings C2-SHP-G200-PL-B1-B5D801 P02 and C2-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2026 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

91) Prior to the first occupation of the residential element within phase C2, an electric vehicle car parking strategy for the provision electric car charging to the car parking spaces as indicated on drawings C2- SHP-G200-PL-B1-B5D801 P02 and C2-SHP-G200-PL-B2-B5D801 P02 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2026 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 88. 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 C2 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).

112) Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 recieved by the City Council, as Local Planning Authority on the 2 March 2026 and ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and ZD—TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024

(a). Prior to any above ground works within phase D1, details of the public and private realm works relating to this 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 within the public 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 and recreational areas including children's play;

(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.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D1 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 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 - 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.

145) Prior to the first occupation of the residential element of phase C2, details and specification for works the underpass as indicated on drawing Z1-SHP-G000-PL-GRD-B5D802 Rev P05, received by the City Council, as Local Planning Authority, on the 2 March 2026. This shall include specification and location of art work, lighting and other works to the underpass. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase C2 and thereafter retained and maintained in situ.

Reason - In order to ensure the delivery of the work to the underpass in the interest of visual amenity, placing making and safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)

156) Notwithstanding drawings C1-Z1-SQY-G710-PL-GRD-0001, C2-Z1-SQY-G710-PL-GRD-0005, C1-Z1-SQY-G710-PL-GRD-0004, C2-Z1-SQY-G710-PL-GRD-0008 and C2-Z1-SQY-G710-PL-GRD-0035 received by the City Council, as Local Planning Authority, on the 2 March 2026 and ZC-TPM-G710-PL-XX-3852 101, ZC-TPM-G710-PL-XX-3852 201 and 202 and stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022 and drawings ZD-TPM-G710-PI-XX-4029 101-P9, ZD-TPM-G710-PI-XX-4029 203-P5 and ZD-TPM-G710-PI-XX-4029 204-P5 received by the City Council, as Local Planning Authority, on the 13 September 2024.

(a) prior to any above ground works associated with phase D2, details of the public and private realm works relating to this 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 within the public 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 and recreational areas including children's play;
- (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.

(b). The approved details shall then be implemented and be in place prior to the first occupation of phase D2 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 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 - 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.

187) Notwithstanding drawing Z1-SHP-G100- PL-GRD-B5D801 P05 received by the City Council, as Local Planning Authority, on 2 March 2026, prior to the first occupation of the residential element of phase D2, details and specification of the children's play area shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include location and specification of equipment and surfaces. The approved scheme shall be implemented and made available prior to the first occupation of the residential element of phase D2 and thereafter retained and maintained in situ.

Reason - In order to ensure the delivery of the children's play area and to ensure an appropriate specification to the works pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL