

03rd March 2026

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

Dear Jennifer,

Eliza Yard (130354/FO/2021) – Condition 1 (Time), 2 (Drawings & Documents), 5b (Drainage), 10 (Window Reveals & Soffits), 15b (Landscape), 19 (Waste Management), 20 (Commercial Units – Fume Extraction), 21 (Commercial Units – Roller Shutters), 23 (Light Spillage), 24 (Commercial Units - Servicing), 25 (Commercial Units – Opening Hours), 26 (Commercial Units – Units), 27 (Commercial Units – Uses), 28 (Development Uses), 29 (Residential Uses), 32 (Cycles Spaces), 33 (Disabled Car Parking Spaces), 36 (Electric Car Charging), 38 (Upward Extensions), 40 (Windows), 41 (Disabled Access), 42 (Doors), 43 (Solar Panels) and 44 (Tree Work)

Please see the below confirmations in accordance with the above-named Conditions. Where the wording of any Condition has been updated as part of a subsequent planning application, namely, 135077/NMC/2022, 136202/NMC/2023, 139288/JO/2024, 143435/NMC/2025, 144051/NMC/2025 and 144922/NMC/2026, the confirmation is provided in accordance with the wording of that Condition.

Condition 1

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

Condition 2

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

Condition 5b

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

Condition 10

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

Condition 15b

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

Condition 19

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

Condition 20

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

Condition 21

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

Condition 23

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

Condition 24

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

Condition 25

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

Condition 26

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

Condition 27

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

Condition 28

The development will comply with the approved Use Class.

Condition 29

The development will comply the approved Use Class and exclusions.

Condition 32

The development has been constructed to provide 126 cycle spaces.

Condition 33

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

Condition 36

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

Condition 38

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

Condition 40

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

Condition 41

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

Condition 42

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

Condition 43

Details of any solar panels to the roof will be submitted for approval, prior to any future installation.

Condition 44

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

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

Yours sincerely,

Jack Whetton
Design Manager