

DATED 2026

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

ELMLOCH LIMITED

- and –

TOGETHER COMMERCIAL FINANCE LIMITED

-and-

DLM (MANCHESTER) LIMITED

Agreement

pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) relating to Land at the former Hotspur Press Complex, 2 Gloucester Street, Manchester

City Solicitor
P O Box 532
Town Hall
Albert Square
Manchester
M60 2LA

L/BH/PLA001/84060

THIS AGREEMENT is entered into the day of 2026

BY:

- (1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the “**Council**”)
- (2) **ELMLOCH LIMITED** (incorporated in England with company number 09384395) whose registered office is at Universal Square, Building 2, 3rd Floor, Devonshire Street North, Manchester, M12 6JH (the “**Owner**”)
- (3) **TOGETHER COMMERCIAL FINANCE LIMITED** (company registration number 02058813) whose registered office is at Lake View, Lakeside, Cheadle, Cheshire, SK8 3GW (the “**Mortgagee**”)
- (4) **DLM (MANCHESTER) LIMITED** (company registration number 14708503) whose registered office is at 73 Cornhill, London, EC3V 3QQ (the “**Beneficiary**”)

BACKGROUND

- A The Council is the local planning authority for the purposes of the Act in relation to the Site and is the authority by whom any obligations hereby created are enforceable. The Development will be carried out on the Site. The Site is situated within the Administrative Boundaries of Manchester and any planning obligation created by this Agreement is enforceable by the Council.
- B The Owner is the freehold owner of part of the Site registered at the Land Registry with Title Absolute under Title Number LA95958 together with but subject to all matters contained or referred to in the Title Registers thereunder.
- C The Mortgagee is interested in the Land by virtue of four registered charges two of which are dated 28 August 2020 and two are dated 3 July 2024 all of which are registered against title number LA95958.
- D The Beneficiary is interested in the Site by virtue of an agreement for sale and purchase (the “**Sale Agreement**”) dated 28 November 2025 and made between the Owner (1) and the Beneficiary (2).
- E The Council has received the Application for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application. The parties hereto have entered into this

Agreement in order to consent to and be bound by the provisions of this Agreement.

- E The Council as local planning authority is satisfied that the Development is such as may be approved by the Council under the Act and is minded to grant planning permission for the Development in accordance with the Application but having considered the Local Plan and the Regulations is desirous of the Owner entering into this Agreement without which planning permission would not be granted. The Council resolved on 12 March 2026 that it was minded to grant the Planning Permission (as herein defined) subject to completion of this Agreement.
- F The planning purpose of this Agreement is to secure a waste management strategy for the collection of waste from the Development for the lifetime of the Development. This Agreement has the additional planning purpose of mitigating the adverse impacts of the Development and in accordance with the provisions contained in the Holcroft Moss Planning Obligations Joint SPD (as herein defined) a contribution is sought to mitigate the effect of developments including this Development on Holcroft Moss. The Council is satisfied that this Agreement is:
- (a) necessary to make the Development acceptable in planning terms (including where appropriate, obligations necessary to mitigate the adverse impacts of the Development in accordance with the development plan for the area and other material considerations);
 - (b) directly related to the Development; and
 - (c) fairly and reasonably related in scale and kind to the Development and in any event will secure planning benefits.
- G The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

- 1.1 The definitions and rules of interpretation set out in this Clause apply to this Agreement.

“Act” the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004 and the Planning Act 2008;

“Administrative Boundaries of Manchester” all the wards that together comprise the city of Manchester;

“Agreement” means this agreement;

“All Reasonable Endeavours” means that it is agreed by the parties hereto that the party under such an obligation will not thereby be required to take proceedings (including any appeal) in any court public inquiry or other hearing (unless specified to the contrary) but subject thereto and to other terms of this agreement such party will be bound to attempt to fulfil the relevant obligation by the expenditure of such commercially prudent efforts and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect; in the case of the Owner, of a competent commercial developer in the context of the Development and of a competent landowner in the context of the Development, and in the case of the Council, of a competent local planning authority acting reasonably in the context of its statutory functions;

“Application” the application to which the Council gave the reference 138805/FO/2023 for planning permission for the partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Class F (e), F2 (a) (b) and E (b)) within a part4/5 storey and part 35 storey building (plus ground floor and roof parapet level above basement level), associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works;

“Architect” means Hodder and Partners, SGI Studios, 1 Kelso Place, Manchester, M15 4LE

“Commencement of Development” the date upon which the Development shall begin by the carrying out of a material operation in accordance with the

provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with site clearance, remediation works, environmental or archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of this Agreement be deemed not to be material operations and **“Commence”**, **“Commencement”** and **“Commenced”** shall be construed accordingly;

“Completion of Construction” the date upon which a valid certificate of completion shall have been issued in respect of the relevant number of Student Accommodation Units for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same and **“Completed”** and **“Completion”** shall be construed accordingly;

“Construction Period” means the period from the carrying out of the first Material Operation to the Practical Completion of the Development;

“Core Strategy” means the Manchester Core Strategy (adopted 11th July 2012) which is the key document in the Council's Local Development Framework and details the Council's vision for the development of Manchester during the period 2012 to 2027;

“Development” the development undertaken on the Site and adjacent land pursuant to the Planning Permission as specified in the Application;

“Director” the Council's Director of Planning, Building Control and Licensing;

“Expert” means a solicitor or barrister with a minimum of ten (10) years post-qualification experience;

“Holcroft Moss” is a designated Site of Special Scientific Interest and Special Area of Conservation and is a wetland of international importance and is detailed on the plan annexed to this Agreement as Annex 2;

“Holcroft Moss Contribution” means the sum of £22,903 (twenty two thousand nine hundred and three pounds) Index Linked representing a contribution of £37 per Student Accommodation Unit for the purposes detailed

in the Holcroft Moss Planning Obligations Joint SPD payable in accordance with the provisions contained in Paragraph 3.3 of Schedule 3;

“Holcroft Moss Planning Obligations Joint SPD” means the supplementary planning document adopted on 8 May 2025 by the nine districts that have adopted the Places for Everyone joint development plan part of the purpose of which is to secure contributions from developers to compensate for loss or damage to Holcroft Moss created by a development and to mitigate the impact of a development on Holcroft Moss and in particular contributions are required to assist in the delivery of long term ecological resilience works involving hydrological restoration measures to benefit Holcroft Moss;

“Interest” interest at 4% (four per cent) above the base lending rate of the Bank of England from time to time;

“Local Development Framework” means the development plan documents and supplementary planning documents setting out guidelines for spatial development in Manchester;

“Local Plan” includes the Core Strategy adopted by Manchester City Council on 11 July 2012, the extant Unitary Development Plan policies and all other relevant strategic planning documents adopted by Manchester City Council;

“Management Fee” shall mean 15% of the planning application fee which equates to nine thousand two hundred and fifty three pounds and thirty five pence (£9,253.35) to be used for the purpose of management and monitoring any Planning Obligations that may be created by this Agreement as detailed herein;

“Material Operation” means material operation comprised in the Development as defined by Section 56(2) and (4) of the Act and **“Material Operations”** shall be construed accordingly;

“Occupation” means occupation of any part of the Development for the purposes permitted by the Planning Permission but does not include use by personnel whilst engaged in construction, fitting out or decoration of the Student Accommodation Units or occupation for marketing or display or

occupation in relation to security operations and “Occupy” and “Occupied” shall be construed accordingly;

“**Plan**” the plan attached to this Agreement;

“**Planning Obligations**” shall mean the obligations of the Owner specified in Schedule 3;

“**Planning Permission**” the planning permission granted pursuant to the Application substantially in the form as appended at Schedule 2 and as may be amended by any non-material amendment;

“**Regulations**” the Community Infrastructure Levy Regulations 2010;

“**RICS**” the Royal Institution of Chartered Surveyors;

“**Site**” the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan and which shall be the land against which the planning obligations contained in Schedule 3 may be enforced against;

“**Student Accommodation Unit**” a unit of sleeping accommodation to be constructed on the Site as part of the Development pursuant to the Planning Permission and “Student Accommodation Units” shall be construed accordingly;

“**Waste Management Strategy**” means the strategy for managing waste at the Development annexed to this Agreement at Annex 1 as may be amended or replaced by the Owner from time to time provided that such amendments or replacement are first approved by the Council in writing;

“**Working Day**” means any day except Saturday, Sunday or a bank holiday and reference to “Working Days” shall be construed accordingly.

- 1.2 The Clause headings do not affect this interpretation.
- 1.3 Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule.
- 1.4 References to any statute or statutory provision include reference to:

- 1.4.1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation; and
- 1.4.2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision.
- 1.5 Except for the provisions of Clause 9 references to the Site include any part of it.
- 1.6 References to any party in this Agreement shall save in respect of clause 21.2 include the successors in title of that party. In addition, references to the Council shall include any successor local planning authority exercising planning powers under the Act and any successor local highway authority exercising powers under the Highways Act 1980.
- 1.7 “Including” means “**including, without limitation**”.
- 1.8 Any covenant by the Owner or the Council not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.
- 1.9 If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Agreement is to be unaffected.
- 1.10 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 1.11 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
2. This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner.
3. **CONDITION PRECEDENT**
- This Agreement is conditional upon the grant of the Planning Permission and Commencement of Development save for the provisions of this Clause and Clauses 9, 11, 15, 16 and 17 which shall have immediate effect.

4. CONDITION SUBSEQUENT

If the Planning Permission for the Development has not been Commenced by the carrying out of a material operation in accordance with the provisions of sections 56, 91 and 93 of the Act or is revoked or modified in whole or in part (other than in approval of an application by the Owner) or quashed or declared unlawful as a result of legal proceedings then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of either party against the other in respect of any antecedent breach.

5. THE OWNER'S COVENANTS

The Owner on behalf of itself and any person deriving title to any part of the Site from the Owner hereafter hereby covenants with the Council so as to bind the Site to fully observe and perform the obligations on their part contained in this Agreement including those obligations set out in Schedule 3 and hereby agrees that the Site shall be permanently subject to the obligations, restrictions and provisions specified in Schedule 3, such obligations being planning obligations for the purpose of section 106 of the Act.

6. THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner to observe and perform the obligations on its part in this Agreement including those obligations set out in Schedule 4.

7. DISPUTE RESOLUTION

- 7.1 In the event of any dispute arising in connection with any of the terms of this Agreement other than a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause, the same shall unless the Council and the Owner otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owner.

- 7.2 If the Council and the Owner are unable to agree on the appointment of an Expert within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert then an Expert shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute.
- 7.3 Any reference of a dispute to an Expert shall if the parties are agreed in writing be deemed to be a reference to an expert (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof.
- 7.4 Any party to this Agreement shall be entitled to submit to the Expert representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert shall have regard thereto in making his decision which shall be delivered in writing. The reference of any dispute shall include authority to determine in what manner all the costs of the referral shall be paid.

8. WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

9. CHANGE IN OWNERSHIP & LIABILITY

- 9.1 The Owner will give the Council written notice as soon as reasonably practicable of any change in ownership of any of its interests in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates

to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan.

9.2 No person shall be liable for any breach, non-performance and non-observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site or if it disposes of its interest in part or parts of the Site in respect of the part or parts thereof disposed of but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the Local Planning Authority to require that the breach, non-performance or non-observance be remedied after that person has parted with its interest in the Site.

9.3 The Owner warrants that no person other than the Owner the Mortgagee and the Beneficiary (in respect of the Sale Agreement) have any legal or equitable interest in the Site and the Owner hereby indemnifies the Council in respect of any loss that arises should there be any breach of this warranty.

10. COUNCIL'S CONSENT OR APPROVAL

10.1 Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council.

10.2 Where variations or modifications are expressed in this Agreement to be subject to approval or agreement in writing that need not require a deed of modification under section 106A of the Act.

11. LOCAL LAND CHARGE

11.1 This Agreement is a local land charge and shall be registered as such by the Council.

11.2 The Council will upon receipt of a written request of the Owner or its successors in title, at any time after the obligations set out herein have been fulfilled in their entirety issue written confirmation thereof and thereafter cancel all related entries in the register of local land charges.

11.3 The reasonable costs of registration and cancellation pursuant to clause 11.2 above shall be met by the Owner if requested by the Council.

12. NON-PROHIBITION ON DEVELOPMENT

Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement.

13. THE CONTRACTS ACT

Save as provided in respect of the successors in title to the Site or any successor to the relevant statutory functions of the Council this Agreement shall not be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and no third party shall acquire any benefit rights or claims whatsoever pursuant thereto.

14. COMMUNICATION

14.1 Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service

14.1.1 to the Council and addressed to the Director at the Council's address first above written;

14.1.2 to the Owner, the Mortgagee and the Beneficiary at their registered office addresses;

15. FEES

15.1 The Owner shall pay to the Council on the date of this Agreement:

15.1.1 its legal fees reasonably and properly incurred in preparation of this Agreement;

15.1.2 the Management Fee

15.2 Receipt by the Council of the payment of such sums shall not create any lawyer-client type contractual relationship between the Council and the Owner nor absolve the Owner from any liability or obligation accepted by them by the terms of this Agreement or by statute or at common law.

16. JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of England.

17. COMPLETION

The provisions of this Agreement shall be of no effect until this Agreement has been dated.

18. DECLARATIONS

18.1 It is hereby declared that this Agreement shall not be enforceable against any owner, occupier, or tenant of any individual Student Accommodation Unit or the successors in title of any such person or mortgagee or any person deriving title therefrom.

18.2 Although the security of any future charges or mortgages over the Site shall take effect subject to this Agreement it is agreed that any future chargee or mortgagee from time to time having the benefit of a charge or mortgage of or on any part or parts of the Site shall otherwise have no liability under the Planning Obligations contained in this Agreement unless and until such chargee or mortgagee has entered into possession of the Site or any part thereof.

19. INTEREST

If any payment due under this Agreement is paid late Interest will be payable from the date payment is due to the date that payment is received.

20. BENEFICIARY

The Beneficiary hereby agrees to the Owner entering into the planning obligations contained in this Agreement and acknowledges that its interests in the Site upon their attaining a legal estate in the Site will be bound by the planning obligations in this Agreement.

21. MORTGAGEE

21.1 The Mortgagee consents to this Agreement being entered into with the intention that, notwithstanding section 104 Law of Property Act 1925, its interest in the Site will be bound by the terms of this Agreement as if it had been executed and registered as a local land charge before the execution of the registered charges.

21.2 Notwithstanding clause 21.1, the Mortgagee will not incur any liability for any breach of the obligations contained in this Agreement unless and until it becomes a mortgagee in possession of the Site or any part of it and only in respect of breaches committed by such Mortgagee during the period that it occupies as mortgagee in possession of the Site. For the avoidance of doubt in respect of the provision contained in this clause 21.2 the term Mortgagee does not include any successor in title to the Mortgagee.

SCHEDULE 1

The Site

Land at the former Hotspur Press Complex, 2 Gloucester Street, Manchester shown for the purposes of identification only edged red on the Plan.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 29 May 2024 shows the state of this title plan on 29 May 2024 at 13:47:35. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Fylde Office .

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H. M. LAND REGISTRY

NATIONAL GRID PLAN
(MANCHESTER)

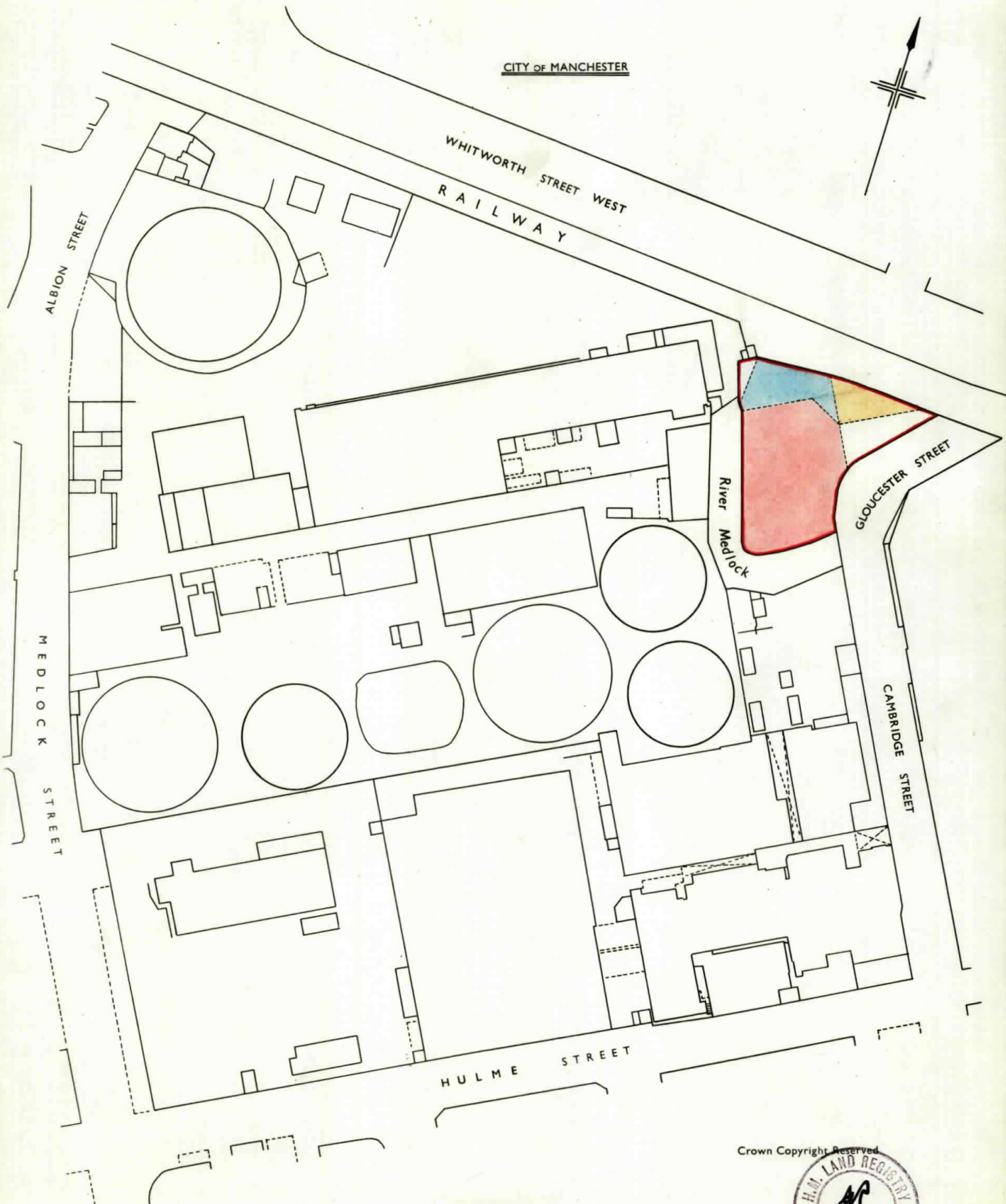
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SECTION

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CITY OF MANCHESTER



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Filed Plan of Title No. **LA 95958**

SCHEDULE 2

Draft Planning Permission

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Richard James
Manner
91 Wimpole Street
London
W1G 0EF

Agent (if used)

Mr Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Part 1 – Particulars of the application/development

Proposal: Demolition of the former Hotspur Press Complex (Medlock Mill) and partial rebuilding and redevelopment of the site to provide purpose-built student accommodation (Sui Generis Use Class) above ground-floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), within a part 4/5-storey and part 36-storey (plus plant level and parapet) associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping, and associated highway works.

Location: 2 Gloucester Street, Manchester, M1 5QR

Date of application: 13 December 2023

Application number: 138805/FO/2023

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been 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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) Dwgs 0655-HOD-THP-00-DR-A(--)-852 P6 SITE LOCATION PLAN AND PLANNING BOUNDARY, 0655-HOD-THP-00-DR-A(--)-854 P5 PROPOSED SITE PLAN (1:2500) and 0655-HOD-THP-00-DR-A(--)-853 P6 PROPOSED SITE PLAN (1:1250)

(b) Dwgs 0655-HOD-THP-XX-DR-A(--)-928 P4 DEMOLITION - WEST ELEVATION, 0655-HOD-THP-XX-DR-A(--)-927 P4 DEMOLITION - SOUTH ELEVATION, 0655-HOD-THP-XX-DR-A(--)-926 P4 DEMOLITION - EAST ELEVATION, 0655-HOD-THP-XX-DR-A(--)-925 P4 DEMOLITION - NORTH ELEVATION, 0655-HOD-THP-XX-DR-A(--)-921 P4 DEMOLITION - ELEVATIONS, 0655-HOD-THP-RF-DR-A(--)-904 P4 DEMOLITION - ROOF FLOOR PLAN, 0655-HOD-THP-B1-DR-A(--)-900B P4 DEMOLITION - LOWER GROUND FLOOR PLAN, 0655-HOD-THP-03-DR-A(--)-903 P4 DEMOLITION - 3RD FLOOR PLAN, 0655-HOD-THP-02-DR-A(--)-902 P4 DEMOLITION - 2ND FLOOR PLAN, 0655-HOD-THP-01-DR-A(--)-901 P4 DEMOLITION - 1ST FLOOR PLAN and 0655-HOD-THP-00-DR-A(--)-900 P4 DEMOLITION - GROUND FLOOR PLAN, 0655-HOD-THP-XX-DR-A(--)-204 P12 EAST ELEVATION, 0655-HOD-THP-XX-DR-A(--)-203 P10 WEST ELEVATION, 0655-HOD-THP-XX-DR-A(--)-202 P11 NORTH ELEVATION, 0655-HOD-THP-XX-DR-A(--)-201 P10 SOUTH ELEVATION, 0655-HOD-THP-DR-XX-A(--)-462-P3 BAY STUDIES - PODIUM NORTH ELEVATION, 0655-HOD-THP-DR-XX-A(--)-461-P2 BAY STUDIES - PODIUM SOUTH ELEVATION and 0655-HOD-THP-DR-XX-A(--)-460-P3 BAY STUDIES - PODIUM EAST ELEVATION, 0655-HOD-THP-DR-XX-A(--)-465-P3 BAY STUDIES - PALISADE WALL SUBSTATION, 0655-HOD-THP-DR-XX-A(--)-463-P2 BAY STUDIES - PALISADE WALL, 0655-HOD-THP-XX-DR-A(--)-458 P6 BAY STUDIES - TOWER CROWN CORNER, 0655-HOD-THP-XX-DR-A(--)-454 P6 BAY STUDIES - TOWER CROWN CENTRE, 0655-HOD-THP-XX-DR-A(--)-452 P6 BAY STUDIES - TOWER CORNER, 0655-HOD-THP-XX-DR-A(--)-451 P6 BAY STUDIES - TOWER LEVEL 04 and 0655-HOD-THP-XX-DR-A(--)-450 P6 BAY STUDIES - TOWER CENTRE, BAY STUDIES - PALISADE WALL SUBSTATION 0655-HOD-THP-DR-XX-A(--)-463-P2 BAY STUDIES - PALISADE WALL, 0655-HOD-THP-B1-DR-A(--)-01LG P9 LEVEL -01 FLOOR PLAN, 0655-HOD-THP-00-DR-A(--)-000 P10 LEVEL 00 FLOOR PLAN, 0655-HOD-THP-M1-DR-A(--)-00M P8 LEVEL MEZZANINE FLOOR PLAN, 0655-HOD-THP-02-DR-A(--)-002 P8 LEVELS 01 & 02 FLOOR PLANS, 0655-HOD-THP-03-DR-A(--)-003 P9 LEVEL 03 FLOOR PLAN, 0655-HOD-THP-04-DR-A(--)-004 P5 LEVEL 04 FLOOR PLAN, 0655-HOD-THP-34-DR-A(--)-034 P2 LEVEL 34 FLOOR PLAN, 0655-HOD-THP-35-DR-A(--)-035 P5 LEVEL 35 - PLANT - FLOOR PLAN, 0655-HOD-THP-XX-DR-A(--)-006 P5 LEVEL 06-32 (EVEN FLOORS) FLOOR PLANS, 0655-HOD-THP-XX-DR-A(--)-005 P5 LEVEL 05-33 (ODD FLOORS) FLOOR PLANS, 0655-HOD-THP-XX-DR-A(--)-303 P3 WEST-EAST SECTION, 0655-HOD-THP-XX-DR-A(--)-302 P3 NORTH-SOUTH SECTION, and 0655-HOD-THP-XX-DR-A(--)-301 P3 SOUTH-NORTH SECTION;

(c) Landscaping Dwgs 1391-011-P4, 1391-013-P4, 1391-211-P4, 1391-213-P4, 1391-401-P2, 1391-402-P2 and 1391-500-P3 and Landscape and Public Realm Statement P6 all by Hodder Associates and stamped as received on 21-03-25;

(d) Hotspur Press Dwgs (Accessible Rooms) 0655-HOD-THP-02-DR-A(--)-002-PROPOSED LEVELS 01 & 02 and 0655-HOD-THP-03-DR-A(--)-003-PROPOSED LEVEL 03 PLAN and (Adaptable Rooms) 0655-HOD-THP-XX-DR-A(--)-464 P1 ACCESSIBLE STUDIO CONVERSIONS FLOOR PLANS

(e) Heritage Statement Rev E, stamped as received on 22-12-25 by SLHA;

- (f) Air Quality Assessment 784-B050197 26th March 2024 and Indoor Air Quality Plan - Hea 02 27-03-24 by Tetra Tech stamped as received on 09-04-24;
- (g) Daylight & Sunlight SOLAR GLARE ASSESSMENT The Hotspur Press, Manchester by GIA 05-04-24 stamped as received on 09-04-24;
- (h) Hotspur Press, Manchester, Stage 3 Fire Strategy Ref HM2622/R1 Issue 4 by Jensen Hughes stamped as received on 21-03-25;
- (i) HOTSPUR PRESS PBSA TRANSPORT STATEMENT by Curtins Ref: 084456-CUR-XX-XX-T-TP-00001 Revision: P07 Issue Date: 09 April 2024 stamped as received on 09-04-24;
- (j) Energy Strategy Report 17/12/25 by Strategic MEP and Sustainability Consultants stamped as received on 22-12-25;
- (k) SUSTAINABILITY ENVIRONMENTAL STANDARDS STATEMENT REVISION 05 - 06 MARCH 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on the 21 March 2025
- (l) Flood Risk Assessment 28 November 2025 by Civic Engineers stamped as received on 22-12-25;
- (m) Hotspur Press 784-B050197 Waste Management Strategy by Tetra Tech stamped as received on 21-03-24;
- (n) HOTSPUR PRESS, MANCHESTER Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy by LKK stamped as received on 09-02-24;
- (o) Preliminary Ecological Appraisal (PEA) Survey Report by Estrada Ecology stamped as received on 22-12-23;
- (p) Student Management Plan for Hotspur Press, Manchester November 2023 by Fresh stamped as received on 12-12-23;
- (q) Socio-economic Regeneration Impact Statement Hotspur Press, Manchester by Turley stamped as received on 22-12-25;
- (r) Terrestrial Television Baseline Survey Report by Pager Power stamped as received on 12-12-23;
- (s) Archaeological Desk-based Assessment by Salford Environmental Consultancy Issue V1 stamped as received on 12-12-23;
- (t) Broadband Connectivity Assessment by Pager Power stamped as received on 12-12-23;
- (v) Manner | Hotspur Press Circular Economy Statement Addendum #Mainer5987 | Revision A | 18 December 2025 stamped as received on 22-12-25
- (w) Interim Travel Plan Rev P07 by Curtins stamped as received on 09-04-24;
- (x) Crime Impact Statement Version D 04/03/24 stamped as received on 09-04-24;

(y) Student Move in Move Out Strategy and Management Strategy for Food and Parcel Deliveries as detailed within sections 3.3.21 to 3.2.37 of the HOTSPUR PRESS PBSA TRANSPORT STATEMENT by Curtins Ref: 084456-CUR-XX-XX-T-TP-00001 Revision: P07 Issue Date: 09 April 2024 stamped as received on 09-04-24;

(z) Hotspur Press, Cambridge Street, Manchester Structural and Façade Retention Appraisal December 2025 by Civic stamped as received on 22-12-25;

(aa) TRANSPORT STATEMENT ADDENDUM - HOLCROFT MOSS stamped as received on 13-02-26;

(bb) Design and Access Statement December 2025 by Hodder Associates;

(cc) SUPPLEMENTARY PLANNING NOTE ON SCOPE OF UPDATES TO SUBMISSION 16 04 25;

(dd) ES Volume 1 Main Text: 2. Approach to EIA 3. Site Context, 4. Development Specification 5. Consideration of Alternatives, 6. Topics which are Not Significant, 7. Townscape and Visual Impact, 8. Built Heritage, 9. Climate Change, 10. Socio-Economics and Human Impact, 11.Noise and Vibration, 12. Wind, 13. Daylight, Sunlight and Overshadowing, 14. Flood Risk and Drainage, 15. Assessment of Cumulative Effects.

(ee) ES Volume 2 List of Appendices

Appendix 1.1: Statement of Technical Competence Appendix 7.1: TVIA Figures Appendix 7.2: TVIA Viewpoint Photos (updated 09-02-2026), Appendix 8.1: Heritage Statement Appendix (updated by SLHA Heritage Statement dated December 2025) 9.1: Embodied Carbon Appraisal Results Appendix 9.2: Annual Operational Carbon Results Appendix 11.1: Noise Survey Details Appendix 12.1: Wind Microclimate Appendix 13.1: Daylight, Sunlight and Overshadowing Drawings Appendix 13.2: Daylight, Sunlight and Overshadowing Modelling Results Appendix 14.1: Flood Risk Assessment and Drainage Strategy

(ff) ES Volume 3 -Non Technical Summary

(dd- ff) all stamped as received on 09-04-24

(gg) Hotspur Press, Manchester Environmental Statement Supplement's March, May and December stamped as received on 21-03-25, 30-05-25 and 22-12-26 respectively;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, H12, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1 and Places for Everyone Policies JP-Strat 1, JP-Strat 2, JP-S2, JP-D5, JP-S6, JP-S7, JP-H3, JP-H4, JP-G9, JP-P1, JP-P2, JP-C1, JP-C4 and JP-C7

3) No demolition hereby permitted shall take place unless and until:

(a) A contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied and signed off by the City Council as local planning authority;

Except where:

(b) Permitted demolition is urgently necessary in the interests of safety or health and evidence that demolition is the only measure that will remove those risks has been provided to and agreed in writing by the local planning authority prior to any approved demolition taking place;

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) No development works (excepting demolition to slab level) shall take place until the applicant or their agents or their successors in title has 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 local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- completing the historic building investigation (Level 4) report of the former mill complex;
- archaeological monitoring and recording during clearance of demolition materials;
- informed by the above, archaeological evaluation trenching;
- pending the results of the above, targeted open-area excavation.

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance, including provision for the production of a booklet in the Greater Manchester's Past Revealed series.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: In accordance with NPPF Section 16, Paragraph 218 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

5) Notwithstanding the details as set out in condition 2 above, prior to demolition of the remaining parts of the Palisade Wall facing Gloucester Street, a method statement for

undertaking a survey to assess the contamination of this brickwork within the wall for the purposes of determining its ability to be safely recovered and stored, shall be submitted to and approved in writing by the Local Planning Authority.

The survey work shall be carried out thereafter, the results of which shall be submitted to and approved by the Local Planning Authority prior to further demolition works beyond those which are needed for the purposes of undertaking the survey itself.

The subsequent demolition of the Palisade Wall shall be carried out in accordance with the approved survey. Should the approved survey confirm it is safe to do so, the following shall be submitted to and approved by the Local Planning Authority before the Palisade Wall is demolished:

(a) Detail of how the materials comprising the ground floor Palisade Wall to the highway will be recorded, removed and carefully stored and protected for reuse.

(b) (i) Details of the paint removal from the ground floor Palisade Wall prior to dismantling.

ii) Prior to the reconstruction of the Palisade Wall, and if the approved contamination survey has established it is safe to do so in principle, details of its reconstruction using recovered material and based on a full recording of this material in accordance with the scheme approved pursuant to 5ia, shall be provided to and approved by the Local Planning Authority

Except where:

(c) It can be demonstrated that the existing brickwork fabric cannot be reused in the interests of safety or health or due to the structural characteristics of the recovered brickwork or in the interest of achieving an appropriate visual aesthetic and evidence that this is the case has been provided to and agreed in writing by the local planning authority;

in which case the following shall be submitted:

(d) Based on full recording, details of the rebuilding of the ground floor Palisade Wall using new materials or a combination of new and recovered materials.

Reason - In the interests of visual amenity and because the proposed works affect a non designated heritage asset and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, DM1 and EN3 of the Core Strategy.

6) (a) Notwithstanding the details as set out in condition 2 above no demolition (excluding works to the palisade wall) shall commence until a programme for the submission of a detailed Strategy for the reconstruction of the facades as shown in dwgs 0655-HOD-THP-XX-DR-A(--)-210-P5 PODIUM - NORTH AND SOUTH ELEVATION and 0655-HOD-THP-XX-DR-A(--)-211-P5 PODIUM - EAST AND WEST ELEVATIONS to include setting out details including relevant dwgs, has been submitted to and approved in writing by the City Council as Local Planning Authority

The strategy shall be submitted for approval in accordance with the programme. The installation of external facing materials within the façade shall not take place until the strategy has been approved in writing by the Local Planning Authority.

(b) Full details of the following elements of the approved scheme shall be provided to and approved by the Council, in accordance with the approved outline strategy, prior to above ground works being undertaken.

(i) Brick - using a new hand-made brick that is the same size, colour and texture as the original;

(ii) Brick bonding - replicating the historic brick bonds to different aspects of the building;

(iii) Mortar - based on analysis and replication of original;

(iv) Fenestration arrangement - retaining the number and pattern of window openings;

(v) Window frames- replicating the historic multi-pane metal windows;

(vi) Window heads and cills;

(vii) Signage - reinstating the 'Hotspur Press' and Percy Brothers Ltd' signage to the east elevation;

(viii) Brick detailing - replicating the relieving arches to the north elevation and dentil course/ parapet detail;

(ix) Stone quoins - reinstating stone quoins to the south-eastern corner/ entrance; and

(x) Cornices;

Reason - In the interests of visual amenity and because the proposed works affect a non designated heritage asset and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, DM1 and EN3 of the Core Strategy.

7) Prior to the commencement of demolition as defined in dwgs 0655-HOD-THP-XX-DR-A(--)-928 P4 DEMOLITION - WEST ELEVATION, 0655-HOD-THP-XX-DR-A(--)-927 P4 DEMOLITION - SOUTH ELEVATION, 0655-HOD-THP-XX-DR-A(--)-926 P4 DEMOLITION - EAST ELEVATION, 0655-HOD-THP-XX-DR-A(--)-925 P4 DEMOLITION - NORTH ELEVATION, 0655-HOD-THP-XX-DR-A(--)-921 P4 DEMOLITION - ELEVATIONS, 0655-HOD-THP-RF-DR-A(--)-904 P4 DEMOLITION - ROOF FLOOR PLAN, 0655-HOD-THP-B1-DR-A(--)-900B P4 DEMOLITION - LOWER GROUND FLOOR PLAN, 0655-HOD-THP-03-DR-A(--)-903 P4 DEMOLITION - 3RD FLOOR PLAN, 0655-HOD-THP-02-DR-A(--)-902 P4 DEMOLITION - 2ND FLOOR PLAN, 0655-HOD-THP-01-DR-A(--)-901 P4 DEMOLITION - 1ST FLOOR PLAN and 0655-HOD-THP-00-DR-A(--)-900 P4 DEMOLITION - GROUND FLOOR PLAN a demolition environmental management plan shall be submitted to and approved in writing by the Local Planning Authority.

The demolition environmental management plans shall include:

*Display of an emergency contact number;

- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles; and
- *Detail how the River Medlock and sensitive ecological receptor will be protected and / or appropriately reinstated during demolition

The approved Method Statement shall be adhered to throughout the Demolition period.

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

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

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).

8) Prior to commencement of development, 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:

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Detail how the River Medlock and sensitive ecological receptor will be protected and / or appropriately reinstated during development;
- *Detail how risk of adverse impact to the natural environment and controlled water resources will be minimised;
- *Detail the timing of construction works; and
- *Details of any wider permitting and / or licence requirements associated with the undertaking of planned construction works.

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).

9) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A Programme for the submission for approval of:

- (i) and sized samples and specifications of all materials to be used on all external elevations;
- (ii) drawings to illustrate details of full sized sample panels to include details of the reconstructed elevations that will be produced in line with an agreed programme: and
- (iii) the production of the full sized sample panels and strategy for quality control management for both (a) the tower and (b) the reconstructed elevations;

For the avoidance of doubt the above details have to be submitted prior to above ground works

and the panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Prior to above ground development submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with S9.88 of the Hotspur Press, Manchester Environmental Statement

December 2023 by Turley's and Circular Economy Statement Addendum December 2025.

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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.

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

0655-HOD-THP-DR-XX-A(--)-462-P3 BAY STUDIES - PODIUM NORTH ELEVATION,
0655-HOD-THP-DR-XX-A(--)-461-P2 BAY STUDIES - PODIUM SOUTH
ELEVATION and 0655-HOD-THP-DR-XX-A(--)-460-P3 BAY STUDIES - PODIUM EAST
ELEVATION, 0655-HOD-THP-DR-XX-A(--)-465-P3 BAY STUDIES - PALISADE
WALL SUBSTATION and 0655-HOD-THP-DR-XX-A(--)-463-P2 BAY STUDIES -

PALISADE WALL, 0655-HOD-THP-XX-DR-A(--)458 P6 BAY STUDIES - TOWER CROWN CORNER, 0655-HOD-THP-XX-DR-A(--)454 P6 BAY STUDIES - TOWER CROWN CENTRE, 0655-HOD-THP-XX-DR-A(--)452 P6 BAY STUDIES - TOWER CORNER, 0655-HOD-THP-XX-DR-A(--)451 P6 BAY STUDIES - TOWER LEVEL 04 and 0655-HOD-THP-XX-DR-A(--)450 P6 BAY STUDIES - TOWER CENTRE

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).

11) (a) The development shall be implemented in accordance with the HOTSPUR PRESS, MANCHESTER Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy by LK Group

b) A Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the scheme.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

12) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then associated parts of the 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of '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 the buildings 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.

14) Notwithstanding the details as set out within the Flood Risk Assessment 28 November 2025 by Civic Engineers stamped as received on 22-12-25 no development other than demolition shall take place until a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

*Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as 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 (where appropriate) infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

*Where surface water is connected to the main river, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.

*Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

*Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.

*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 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.

*An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.

*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 feasibility assessment and engineering details of the Green / Blue Roof.

-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).

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

15) Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 14 shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

*Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings.

*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.

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

16) The PBSA accommodation hereby approved shall be operated in accordance with the Student Management Plan for Hotspur Press, Manchester November 2023 by Fresh stamped as received on 12-12-23 or in accordance with a revised Student Management Plan submitted to and approved in writing by Manchester City Council as Local Planning Authority (where required).

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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 and to saved policy DC26 of the Unitary Development Plan for Manchester.

17) Notwithstanding the details within the Noise and Vibration chapter within the Environmental Statement stamped as received on 09-04-24 and Addendums of May 2025 and December 2025

a) Prior to above ground works an Addendum Report to finalise the details of the scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road network and any nearby commercial premises shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site.

The potential for overheating (level 2 assessment) shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved with windows closed:

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

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within each phase of this development.

(b) Prior to the first occupation of the residential accommodation, 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 with windows and purge vent doors closed. 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.

(c) 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 - To secure a reduction in noise in order to protect future residents from noise nuisance, and to reduce the potential for overheating pursuant to policies SP1, H1 and DM1 of the Core Strategy.

18) The development hereby approved shall be carried out in accordance with the Hotspur Press 784-B050197 Waste Management Strategy by Tetra Tech stamped as received on 21-03-24; (as agreed within the S106 agreement that accompanies this approval)

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

The approved details shall be implemented and remain in place for as long as the unit is in use.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

19) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

20) Prior to commencement of the construction of the PBSA development details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The document shall be implemented as part of the construction of the development and will be reviewed periodically

The Report will confirm the following:

- i) the measures proposed to recruit local people including apprenticeships
 - ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
 - iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives
- (b) Within one month prior to construction work being completed, a detailed report 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).

21) (a) Prior to occupation of the PBSA a scheme for the acoustic insulation of any plant including internal, externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

b) Prior to the first use 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 secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

22) Prior to implementation of any proposed lighting scheme (including on the terrace and external areas) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

23) The development hereby approved shall be carried out in accordance with the Interim Travel Plan Rev P07 by Curtins stamped as received on 09-04-24;

In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by building occupiers;
- ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) 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;
- vi) measures to identify and promote walking routes connecting First Street, The Civic Quarter, ID Manchester and the Corridor and the City Centre; and
- vii) Details of how levels of cycle parking facilities are being monitored and can be enhanced if demand is exceeding supply up to a maximum of 25% provision on site.

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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 and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

24) Notwithstanding the Terrestrial Television Baseline Survey Report by Pager Power stamped as received on 12-12-23 if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received.

Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

25) Deliveries, servicing and collections in relation to the commercial unit, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

The approved details shall be implemented and remain in place for as long as the development is in use (and any subsequent permitted changes of use)

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.

26) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

27) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

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

28) The window(s) at ground level, fronting onto the public realm as shown in dwg 0655-HOD-THP-00-DR-A-(--)-000 P10 LEVEL 00 FLOOR PLAN shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way, other than during times when approved shutters are in the down position. .

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 Core Strategy.

29) If any external 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 14 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

30) Notwithstanding the details contained within condition 2 prior to the any above ground works, hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority in accordance with the HOTSPUR PRESS PBSA TRANSPORT STATEMENT Revision:PO7 084456-CUR-XX-XX-T-TP-00001 P07

This shall include the following:

(i) Any modifications / improvements to the public highway or footpath on Gloucester Street / Cambridge Street

(ii) Details of the service layby and disabled parking space;

(iii) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries; and

(iv) Evidence of the agreed amendments to TRO's associated with the above;

(v) The inclusion of a 2nd disabled parking space on Gloucester Street to be based on a survey of capacity within the existing left turn lane at the Whitworth Street junction.

(b) Prior to the first occupation of the development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, 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 first occupation of the development.

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).

31) The development shall be carried out in accordance with sections 4, 5,6 and 7 of the Crime Impact Statement Version D 04/03/24 stamped as received on 09-04-24;

The development shall only be carried out in accordance with these approved details and within 12 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

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

32) No doors (other than those designated as fire exits, access to the sub station, doors to plant rooms onto the maintenance access path around the back of the building and ground floor bin store shown on 0655-HOD-THP-00-DR-A(--))000 P10 LEVEL 00 FLOOR PLAN

shall open outwards onto adjacent public routes or highway.

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

33) The 42 cycle parking spaces and 3 visitor spaces within the public realm and 3 spaces within the commercial unit as shown in dwgs 0655-HOD-THP-00-DR-A(--))000 P10 LEVEL 00 FLOOR PLAN, 0655-HOD-THP-B1-DR-A(--))0LG P9 LEVEL -01 FLOOR PLAN and 1391-011-P4 LANDSCAPE - GA PLAN LEVEL 00 shall be in place prior to occupation of the PBSA

The provision shall be retained so long as the use is in place and enhanced as required by Travel Plan monitoring

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).

34) Prior to the first use of the development hereby approved an external signage strategy for the entire building which shall exclude vinyl signs inside the facades, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented 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).

35) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 21. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps 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).

36) Prior to commencement of development a method statement and risk assessment in relation to the safe and ongoing operation of adjacent railway infrastructure during

construction and operation, must be submitted to and approved in writing by the City Council as local planning authority

Reason : to ensure that the construction and subsequent maintenance of the proposal can be carried out without adversely affecting the safety, operational needs or integrity of the railway pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

37) Before any part of the development hereby approved is first occupied final details of the arrangements for Delivery (including take aways and parcels) and Servicing Management shall be submitted and approved in writing by the City Council as Local Planning Authority:

This should include details of final arrangements in relation to both refuse collection. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/ unloading.

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy

38) Prior to occupation of the PBSA development hereby approved, notwithstanding the detailed within the Student Move in Move Out Strategy as detailed within the HOTSPUR PRESS PBSA TRANSPORT STATEMENT by Curtins Ref: 084456-CUR-XX-XX-T-TP-00001 Revision: P07 Issue Date: 09 April 2024 stamped as received on 09-04-24 final details of that strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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 and to saved policy DC26 of the Unitary Development Plan for Manchester.

39) In relation to site layout, water supplies for firefighting purposes and access for fire appliances, the development shall be implemented in accordance with the Hotspur Press, Manchester, Stage 3 Fire Strategy Ref HM2622/R1 Issue 4 by Jensen Hughes stamped as received on 21-03-25;

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

40) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

41) Accessible rooms shall be carried out in accordance with Hotspur Press Dwgs (Accessible Rooms) 0655-HOD-THP-02-DR-A(--)002-P8 PROPOSED LEVELS 01 & 02 and 0655-HOD-THP-03-DR-A(--)003-P9 PROPOSED LEVEL 03 PLAN and (Adaptable Rooms) 0655-HOD-THP-XX-DR-A(--)464 ACCESSIBLE STUDIO CONVERSIONS FLOOR PLANS

The approved details shall be implemented and be in place prior to the first use of the and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the accommodation is accessible to all pursuant to policy DM1 of the Manchester Core Strategy (2012).

42) Air quality mitigation shall be implemented in accordance with Air Quality Assessment 784-B050197 26th March 2024 and Indoor Air Quality Plan - Hea 02 27-03-24 by Tetra Tech stamped as received on 09-04-24 and Planning Statement Addendum (December 2025);

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

43) Prior to use of the external level 03 roof terrace area as shown in dwg 655-HOD-THP-03-DR-A(--)003 P9 LEVEL 03 FLOOR PLAN commencing details of the hours of operation to be supported by a noise impact assessment shall be submitted to and approved in writing by the City Council as Local Planning Authority

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

44) Prior to occupation of the commercial unit as indicated on drawing 0655-HOD-THP-00-DR-A(--)000 P10 LEVEL 00 FLOOR PLAN the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

* Details of management of storage of any external freestanding furniture

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained. The approved details remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E or F)

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 and to saved policy DC26 of the Unitary Development Plan for Manchester.

45) Before use of the ground floor commercial use as shown in 0655-HOD-THP-00-DR-A(--)-000 P10 LEVEL 00 FLOOR PLAN hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E or F)

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.

46) (a) Before use of the ground floor commercial unit as shown on dwg 0655-HOD-THP-00-DR-A(--)-000 P10LEVEL 00 FLOOR PLAN commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise break out or noise transfer from these units to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E or F)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

47) (a) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the ground floor commercial unit as shown in dwg 0655-HOD-THP-00-DR-A(--)-000 P10 LEVEL 00 FLOOR PLAN shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

b) Prior to the completion of the instalment of the extraction system approved under part a of this condition, details regarding the cleaning and maintenance, including information on the location and type of extract filters, shall be submitted to and

approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and then be retained and adhered to for the lifetime of the development.

c) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements within part a and b of his condition. The report shall also undertake post completion testing to confirm that this criteria is met and shall be submitted to and approved by the Local Planning Authority prior to the first operation of the internal and external extraction equipment.

d) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the Local Planning Authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

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

48) (a) Notwithstanding the details of conditions 2 and XX above, prior to the installation of any internal and external plant associated with the unit, including any kitchen extraction system and heat pump condenser unit, either a scheme that demonstrates that any any internal and external plant associated with the unit, including any kitchen extraction system and heat pump condenser unit 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 internal and external plant associated with the unit, including any kitchen extraction system and heat pump condenser unit 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 by the Local Planning Authority.

b) Prior to the first operation of the kitchen extraction system and heat pump condenser unit, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the kitchen extraction system and heat pump condenser unit achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 by the Local Planning Authority, before operation of the kitchen extraction system and heat pump condenser unit can commence.

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

49) The commercial unit, as shown on drawing 0655-HOD-THP-00-DR-A(--))000 P6 LEVEL 00 FLOOR PLAN shall remain as one units and shall not be sub divided 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.

50) Prior to above ground works commencing, a programme for the provision of final details of the design of the louvres to any areas other than at roof level and top of crown level shall be submitted to and approved in writing by the City Council as local planning authority. The details shall be submitted for approval in accordance with the programme. The louves shall not be installed until the details of the design of these has been approved by the Local Planning Authority

Reason - In the interest of ensuring the louvres are appropriate in terms of visual amenity and design quality pursuant to polices SP1, EN1, and DM1 of the Manchester Core Strategy (2012).

51) The commercial unit, as indicated drawing 0655-HOD-THP-00-DR-A(--))000 P10 LEVEL 00 FLOOR PLAN shall be occupied as Class E (a,b,c,or g) (excluding convenience retail) or (Use Classes F(e), F2(a)(b) 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) 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.

52) Prior to occupation of the commercial unit, details of the location of the 3 cycle parking spaces associated with the commercial unit shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason: Pursuant to Core Strategy Policies EN16, SP1 and DM1

53) Prior to

(a) Commencement of development; and

(b) The installation of any building lighting

details of how any impact on foraging bats would be managed to ensure negligible impacts shall be submitted to an approved in writing by the City Council as Local Planning Authority.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

54) (a) Prior to any demolition, a precautionary emergence survey at the appropriate time of year to include appropriate mitigation measures/precautionary method of works dependent on the findings shall be submitted to and approved in writing by the City Council as Local Planning Authority.

(b) If any bats are recorded emerging from the building the following will also need to be submitted to and approved in writing by the City Council as Local Planning Authority.

A Natural England Licence for the works pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead;

Or

Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)

Or

A statement in writing from the relevant licencing body or the LPA to the effect that it does not consider that the development will require a licence.

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In order to ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

55) The approved development shall be implemented in accordance with Flood Risk Assessment 28 November 2025 by Civic Engineers stamped as received on 22-12-25; and the mitigation measures detailed within sections 6 of that Report.

These mitigation measures shall be fully implemented and evidence of their implementation provided to the City Council as Local Planning Authority prior to occupation of the development. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Any changes to intended mitigation measures will require the written consent of the local planning authority.

Reason : In accordance with paragraph 181 of the National Planning Policy Framework (NPPF): To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water

is provided and as pursuant to Core Strategy Policies EN08 and EN14.

56) (a) The ground floor commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

57) Notwithstanding the documents detailed in condition 2:

(i) Prior to the commencement of above ground works a programme for submission of final details of the public realm works as set out within dwgs 1391-011-P4, 1391-013-P4, 1391-211-P4, 1391-213-P4, 1391-401-P2, 1391-402-P2 and 1391-500-P3 and Landscape and Public Realm Statement P6 all by Hodder Associates and stamped as received on 21-03-25 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths.

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(e) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats;

(f) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people.; and

(g) Details to demonstrate that the above complies with Accessibility and Age Friendly principles.

(ii) Details shall then be submitted in accordance with the above programme; and

(iii) The approved details should be completed prior to occupation.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or

destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

58) Prior to the commencement of above ground works a programme for submission of final details of the Interpretation Strategy as set out within Appendix 1 of the Heritage Strategy to include the following:

(a) Public art installations within the public realm: o Art murals o Metalwork inlays o Etchings and engravings;

(b) Interpretative installations: o Wayfinding o Street furniture o Projections o Digital links/ mobile activated augmented reality;

(c) Elements of reclaimed original fabric and artifacts including signage; and

(d) A programme for implementation

(e) Details to demonstrate that the above complies with Accessibility and Age Friendly principles.

shall be submitted to and approved in writing by the City Council as Local Planning Authority

The programme shall include an implementation timeframe and details of when the following details will be submitted.

The approved details shall be completed prior to first occupation of the building

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

59) Prior to occupation of the development hereby approved, details of a cycle hire scheme comprising a minimum of 8 bikes available for hire by residents only shall be submitted to and approved in writing by the Local Planning Authority. The cycle hire scheme shall include details of the location of bikes, which shall be stored together in a secure manner, including the design of any facility to accommodate these outside of the building but within the site boundary, and how the hire scheme will be managed and operated. The cycle hire scheme shall be implemented in full as approved and via the cycle hire scheme, bikes shall be available for hire by residents at all times and on an ongoing basis.

Reason: Pursuant to Core Strategy Policies EN16, SP1 and DM1

60) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

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

61) Prior to the first use of each of the commercial unit as shown in dwg 0655-HOD-THP-00-DR-A(--)-000 P10 LEVEL 00 FLOOR PLAN in each phase, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the commercial unit 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).

62) Any fitness facilities within the amenity spaces as shown in dwgs 0655-HOD-THP-00-DR-A(--)-000 P10 LEVEL 00 FLOOR PLAN, 0655-HOD-THP-02-DR-A(--)-002 P8 LEVELS 01 & 02 FLOOR PLANS, 0655-HOD-THP-B1-DR-A(--)-001 P9 LEVEL -01 FLOOR PLAN and 0655-HOD-THP-03-DR-A(--)-003 P9 LEVEL 03 FLOOR PLAN shall be ancillary to the residential use and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

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, and in the interest of amenity, pursuant policy DM1 of the Core Strategy for Manchester

63) (a) Before any use of a gym within the amenity areas as shown in dwgs 0655-HOD-THP-00-DR-A(--)-000 P10 LEVEL 00 FLOOR PLAN, 0655-HOD-THP-02-DR-A(--)-002 P8 LEVELS 01 & 02 FLOOR PLANS, 0655-HOD-THP-B1-DR-A(--)-001 P9 LEVEL -01 FLOOR PLAN and 0655-HOD-THP-03-DR-A(--)-003 P9 LEVEL 03 FLOOR PLAN commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from these areas to the residential accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority.

Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

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.

The approved noise insulation scheme shall be completed before any use of an area as a gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use

(b) Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

(c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

64) Prior to use of the external areas as shown in dwg 0655-HOD-THP-03-DR-A(--)003 P9 LEVEL 03 FLOOR PLAN commencing a management strategy for the operation of the area, to include details of how noise outbreak would be managed and how the area will be cleared and closed by 23.00 and which precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

65) STATEMENT supplementary to the ENVIRONMENTAL STANDARDS STATEMENT REVISION 05 - 06 MARCH 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on the 21 March 2025 shall be submitted and approved by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the ENVIRONMENTAL STANDARDS STATEMENT REVISION 05 - 06 MARCH 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on the 21 March 2025, the approved supplementary ENVIRONMENTAL Prior to the commencement of development, an ENVIRONMENTAL STANDARDS STATEMENT and the Energy Strategy Report 17/12/25 by Strategic MEP and Sustainability Consultants stamped as received on 22-12-25;

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.

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 Coal Authority in Appendix A.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'.

Water Main

A water main is located in the vicinity of the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our

'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website:

<https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Commuted sums are required for any non-standard materials (and street trees) used on the adopted highway.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

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For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: <http://iaqm.co.uk/guidance>

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement to be funded by the applicant

Application for off-site highways works condition discharge may only be submitted following securing of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

Nesting birds: No works to trees or shrubs shall occur between the 1 st March and 31 st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out

INNS Management: It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as wall cotoneaster are included within this schedule. If any wall cotoneaster will be transported off site as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.

Generator: The routine maintenance and servicing of any emergency generator shall be confined to Monday to Friday 08:00 to 18:00 hours.

Detail should be sought from the applicant in relation to any proposed construction or fit out arrangements, where there is an impact on the highway. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Details of how the construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the noisier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established).

The approval of the FRA (condition 59) does not negate the need for Building Regulation and other applicable regulatory sign off in relation to the effectiveness and

structural integrity of any flood risk mitigation and resilience included in the development as detailed within the approved FRA.

The detailed design of the flood mitigation measures as set out in the Flood Risk Assessment 21 March 2025 by Civic Engineers shall be subject to relevant sign off under Building Regulations to ensure they meet the guidance contained in the Building Regulations for structural integrity of the building.

Procedures for crane and tall equipment notifications, should be noted please see:
<https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

DRAFT DECISION

Date:

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.

Appendix A



The Coal
Authority

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

SCHEDULE 3

THE OWNER'S GENERAL COVENANTS

The Owner hereby covenants with the Council as follows:

- 1 To notify the Council in writing within five (5) Working Days of Commencement of Development that development has commenced;
- 2 To implement the Waste Management Strategy prior to first Occupation of the Development and maintain this provision for the lifetime of the Development.
- 3
 - 3.1 That the Owner shall use All Reasonable Endeavours to continue to employ the Architect throughout the Construction Period and until Completion of Construction of the Development **PROVIDED THAT** the Architect remains willing and able to fulfil such role in relation to the Development and that such employment is capable of being secured on reasonable commercial terms.
 - 3.2 Should the Architect not be appointed or not continue to be appointed in accordance with paragraph 3.1 above the Owner shall as soon as reasonably practicable notify the Council of this fact in writing and shall use All Reasonable Endeavours to appoint a replacement Architect of a similar calibre and reputation as soon as reasonably practicable and shall thereafter notify the Council of the identity of the replacement architect within 5 Working Days of their appointment.
 - 3.3 To pay to the Council the Holcroft Moss Contribution on Commencement of Development.

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows:

- 1 To issue the Planning Permission within two (2) Working Days of the date hereof.
- 2 To use the Management Fee for the purpose of the management and monitoring of any Planning Obligations that may be created by this Agreement.

EXECUTED as a deed by the parties on the day and year first hereinbefore
appearing

ANNEX 1

WASTE MANAGEMENT STRATEGY

ANNEX 2

HOLCROFT MOSS PLAN

Holcroft Moss within the Manchester Mosses Special Area of Conservation (SAC)



Holcroft Moss

THE COMMON SEAL of **THE COUNCIL OF THE CITY OF MANCHESTER** was hereunto affixed in pursuance of an Order of the Council of the said City:

AUTHORISED SIGNATORY

EXECUTED AS A DEED by **ELMLOCH LIMITED**
acting by a director

DIRECTOR

Signature:

Name: (in block capitals)

IN THE PRESENCE OF

Signature:

Name (in block capitals)

Address

Occupation

Executed as a deed by
**TOGETHER COMMERCIAL
FINANCE LIMITED**

acting by as

Attorney,

in the presence of a witness:

.....
Witness Signature

Witness Name:

Witness Occupation:

Witness Address:

EXECUTED AS A DEED by **DLM (MANCHESTER) LIMITED**

acting by a director

DIRECTOR

Signature:

Name: (in block capitals)

IN THE PRESENCE OF

Signature:

Name (in block capitals)

Address

.....

Occupation