MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester Metropolitan University
Estates Directorate
7th Floor Bridgewater House
58-60 Whitworth Street
Manchester
M1 6LT

Agent (if used)

Thomas Lord
Turley
Floor 5 Transmission
6 Atherton Street
M3 3GS

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (Plans), 16 (Cycle Parking) and 21 (Lighting) of Planning Permission 125799/FO/2019 to alter the position of cycle store and reconfiguration of lighting layout.

Location: John Dalton Building, Chester Street, Manchester, M1 5GD

Date of application: 31 March 2025

Application number: 142591/JO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development shall begin no later than 12/03/2023.

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:

- Location Plan 1338B-BDP-YY-GF-DR-A-000006-P02
- GA Plan - Proposed Level 01 1338B-BDP-ZZ-01-DR-A-200011-P03
- GA Plan - Proposed Level 02 1338B-BDP-ZZ-02-DR-A-200011-P02
- GA Plan - Proposed Level 03 1338B-BDP-ZZ-03-DR-A-200011-P02
- GA Plan - Proposed Level 04 1338B-BDP-ZZ-04-DR-A-200011-P02
- GA Plan - Proposed Level 05 1338B-BDP-ZZ-05-DR-A-200011-P02
- GA Plan - Proposed Level 06 1338B-BDP-ZZ-06-DR-A-200011-P02
- GA Plan - Proposed Level 07 1338B-BDP-ZZ-07-DR-A-200011-P02
- GA Plan - Proposed Level 08 1338B-BDP-ZZ-08-DR-A-200011-P02
- GA Elevation Context - Proposed North & South 1338B-BDP-YY-XX-DR-A-201003-P01
- GA Elevation Context - Proposed West 1338B-BDP-YY-XX-DR-A-201004-P01
- GA Elevation - Proposed North 1338B-BDP-XX-XX-DR-A-201112-P04
- GA Elevation - Proposed East 1338B-BDP-XX-XX-DR-A-201121-P04
- GA Elevation - Proposed East 2 1338B-BDP-XX-XX-DR-A-201122-P01
- GA Elevation - Proposed South 1338B-BDP-XX-XX-DR-A-201131-P04
- GA Elevation - Proposed West 1338B-BDP-XX-XX-DR-A-201140-P04
- Site Sections - Proposed Sections AA & BB 1338B-BDP-YY-XX-DR-A-202002-P01
- GA Section - Proposed Section CC 1338B-BDP-XX-XX-DR-A-202031-P04
- Proposed Bay Study - Concrete Plinth 1338B-BDP-XX-XX-DR-A-211063_P02
- Proposed Bay Study - Stick Curtain Wall System North Elevation 1338B-BDP-XX-XX-DR-A-211064_P02
- Planting Schedule 1338B-PLA-Z21-GF-DR-L-200002
- Sections 1338B-PLA-Z21-GF-DR-L-300002
- Existing Catchments Plan 1338B-CUR-YY-GF-DR-C-920510-P07
- General Drawing (Frog Containers Plans and Elevations) 20GP-30002bG
- Design and Access Statement by BDP 1338B-BDP-XX-XX-RP-A-000011 Rev P02
- Ecological Assessment Rev 04 by Urban Green
- Environmental Standards Statement Rev 02 by Hoare Lea
- FRA and Drainage Strategy by Curtins 1338B-CUR-ZZ-GF-RP-C-000003 REV P06
- Ground Survey Phase 2 Site Investigation by Curtins 069656-CUR-00-XX-RP-GE-002REV V04
- Heritage Statement by Wardell Armstrong Rev V03
- Wind Microclimate Report by WSP ref 70066621
- Television and Radio Reception Impact Assessment by GTech Rev 1.0
- Statement of Community Engagement by Turley
- Planning Statement by Turley
- Energy Strategy by Hoare Lea Rev 02
- Daylight, Sunlight and Overshadowing Assessment by REC Ref AQ107462R3
- Covering Letter by Turley
- Air Quality Assessment by Hoare Lea Rev 03
- Planting Schedule DR-L-200002 REV P02
- Waste Proforma

Stamped as received by the Local Planning Authority on 20/12/2019.

- Crime Impact Statement 2008/0737/CIS/02

Stamped as received by the Local Planning Authority on 09/01/2020.

- Archaeology Desk-based Assessment by Nexus Heritage ref 3451.R01b

Stamped as received by the Local Planning Authority on 14/01/2020.

o Gas Monitoring Calibration Certificate
o Email from Jack Dickinson in response to Highways comments re. parking dimensions, pay and display units and access control.
Stamped as received by the Local Planning Authority on 20/02/2020.

o Environmental Noise Assessment Report by BDP 1338B-BDP-XX-XX-RP-U-000001 Rev C
o Email from Jack Dickinson confirming provision of 10no. EV Points
Stamped as received by the Local Planning Authority on 24/02/2020.

o Email from Jack Dickinson in response to Design Comments
o Cladding Scope Drawing 2020-02-21
o 'External Wall - 2020-02-21' Drawing Pack
Stamped as received by the Local Planning Authority on 25/02/2020.

o Site Plan - Proposed 1338B-BDP-YY-GF-DR-A-200003-P04
o GA Plan - Proposed Roof Plan 1338B-BDP-ZZ-09-DR-A-200011-P04
o GA Plan - Proposed Level 00 1338B-BDP-ZZ-GF-DR-A-200011-P04
o Proposed Drainage Phase 1 1338B-CUR-YY-GR-DR-C-920500-P09
o Proposed Catchments Plan 1338B-CUR-YY-GF-DR-C-920511-P07
o GA Landscape Masterplan 1338B-PLA-YY-GF-DR-L-000001 P20
o GA - Soils Plan 1338B-PLA-YY-GF-DR-L-200004 P05
o GA - Hardworks 1338B-PLA-Z21-GF-DR-L-100000 P05
o GA - Kerbs and Edgings 1338B-PLA-Z21-GF-DR-L-100002 P05
o GA - Softworks 1338B-PLA-Z21-GF-DR-L-200000 P05
o GA - Levels 1338B-PLA-Z21-GF-DR-L-300000 P05
o GA - Furniture 1338B-PLA-Z21-GF-DR-L-400000 P05
o GA - Lighting Strategy 1338B-PLA-Z21-GF-DR-L-400002 P03
Stamped as received by the Local Planning Authority on 02/03/2020.

o Addendum to Travel Plan by Curtins Rev V04
o Transport Statement by Curtins 069656-CUR-00-XX-RP-TP-001-REV V03
Stamped as received by the Local Planning Authority on 03/03/2020.

o 1338B-NGB-XX-XX-DR-E-900001 Rev C02: External Services Lighting Layout
o 1338B-RFM-NB-00-DR-L-0001 Revision C03: Detailed Arrangement 1 of 8
o 1338B-RFM-NB-00-DR-L-0002 Revision C03: Detailed Arrangement 2 of 8
o 1338B-RFM-NB-00-DR-L-0003 Revision C02: Detailed Arrangement 3 of 8
o 1338B-FRM-NB-00-DR-L-0005 Revision C02: Detailed Arrangement 5 of 8
o 1338B-RFM-NB-00-DR-L-0012 Revision C02: Planting Plans 1 of 2
o 1338B-RFM-NB-00-DR-L-0013 Revision C03: Planting Plans 2 of 2
o 1338B-RFM-NB-00-DR-L-8001 Revision C02: Hard Landscape Details
o 1338B-RFM-NB-00-DR-L-8006 Revision C02: Soft Landscape Details
o 1338B-RFM-NB-00-DR-L-8007 Revision C02: Green Screen Details
o 1338B-RFM-NB-00-DR-L-8008 Revision C02: Street Furniture Details
Stamped as received by the Local Planning Authority on 31/03/2025.

o E220086H/2: MMU Science and Engineering
o Technical Data Sheet (Unit Reference AHU/02)
Stamped as received by the Local Planning Authority on 01/09/2025.

o ManMet External Lighting Lux Level Testin - Sept 2025 (Prepared by NG Bailey)
Stamped as received by the Local Planning Authority on 18/09/2025.

- -KEY-ZZ-ZZ-DR-Y-2010 Rev P02: Mesh Panel & Support Elevations
- -KEY-ZZ-ZZ-DR-Y-4100 Rev P01: Mesh Panel to Existing Door
- -KEY-ZZ-ZZ-DR-Y-4100 Rev P02: Mesh Panel Bay Set Outs
- -KEY-ZZ-ZZ-DR-Y-4101 Rev P02: Mesh Panel Full Height Section
- -KEY-ZZ-ZZ-DR-Y-4103 Rev P01: Mesh Panel Full Height Door Section
- Material Sample Images of Cycle Store

Stamped as received by the Local Planning Authority on 02/12/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The existing buildings on site shall be demolished in accordance with the approved Health Safety and Environmental Method Statement (Prepared by Bowmer & Kirkland; Dated 21/09/2020; Document Ref ED416 Rv1; Stamped as received by the Local Planning Authority on 16/10/2020) submitted and approved under discharge of conditions application CDN/20/0668.

Reason - In the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

4) The development shall proceed in accordance with the written scheme of investigation (Prepared by the University of Salford; Dated 15/06/2020; Stamped as received by the Local Planning Authority on 16/10/2020) submitted and approved under discharge of conditions application CDN/20/0668, as well as the Archaeological Watching Brief (Prepared by the University of Salford; Report Number SA/2021/96; Stamped as received by the Local Planning Authority on 11/01/2022) submitted and approved under discharge of conditions application CDN/22/0010.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 199 of the National Planning Policy Framework.

5) The development shall be constructed in accordance with the following documents:

- Health & Safety (CDM) Plan (SPF 114 Version 8)
- Site Waste Management Plan (dated 09/10/20)
- Demolition Phase Swept Path Vehicle Analysis (drawing ref. MMU-BNK-XX-XX-SK-W-0012Rev P01)
- New Build Swept Bath Vehicle Analysis (drawing ref. MMU-BNK-XX-XX-SK-W-0010 Rev P01)
- Hoarding Plan Demolition Phase (drawing ref. MMU-BNK-ZZ-ZZ-DR-W-3001 Rev P01)
- Hoarding Plan New Build Phase (drawing ref. MMU-BNK-ZZ-ZZ-DR-W-3003Rev P01)

All stamped as received by the Local Planning Authority on 16/10/2020 and approved under application CDN/20/0668.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, T1, EN9, EN19 and DM1 of the City of Manchester Core Strategy.

6) The ground conditions of the application site shall be investigated and remediated in accordance with the following documents:

- Interim Remediation Strategy (Ref. 069656-CUR-00-XX-RP-GE-003; Prepared by Curtins; Stamped as received by the Local Planning Authority on 11/12/2020; Approved under discharge of conditions application CDN/20/0798)
- Covering Letter (Prepared by Turley; Dated and Stamped as received by the Local Planning Authority on 21/11/2023; Approved under discharge of conditions application CDN/23/0801)
- MMU Science & Engineering Phase 4 Validation Report (Prepared by Curtins; Reference Number 069656-CUR-00-XX-RP-Z-00004; Dated & Stamped as received by the Local Planning Authority on 30/02/2024; Approved under discharge of conditions application CDN/23/0801)

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 in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (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.

7) The development shall be drained in accordance with the following details

o Surface Water Drainage Summary (document ref. 1338B-CUR-ZZ-GF-RP-C-000005)
o Proposed Drainage Layout Sheet 1 (drawing ref. 1338B-CUR-YY-GF-DR-C-920500-P13)
o Proposed Drainage Layout Sheet 2 (drawing ref. 1338B-CUR-YY-GF-DR-C-920504-P03)
o Proposed Drainage Layout Sheet 3 (drawing ref. 1338B-CUR-YY-GF-DR-C-920505-P03)
o Proposed Drainage Layout Sheet 4 (drawing ref. 1338B-CUR-YY-GF-DR-C-920501-P05)
o Drainage Notes (document ref. 1338B-CUR-YY-GF-DR-C-920503-P04)
o Flow Exceedance Plan (drawing ref. 1338B-CUR-YY-GF-DR-C-920507-P01)
o Existing Catchments Plan (drawing ref. 1338B-CUR-YY-GF-DR-C-920510-P09)
o Proposed Catchments Plan (drawing ref. 1338B-CUR-YY-GF-DR-C-920511-P10)
o Existing Drainage Survey Information (drawing ref. 1338B-CUR-YY-GF-DR-C-920512-P04)
o Existing Drainage to be Abandoned (drawing ref. 1338B-CUR-YY-GF-DR-C-920513-P04)
o Drainage Details Sheet 3 (drawing ref. 1338B-CUR-YY-GF-DR-C-920522-P04)
o Drainage Details Sheet 4 (drawing ref. 1338B-CUR-YY-GF-DR-C-920524-P02)
o Existing Downstream from MH103 (dated 10/09/2020)
o JD Central 1 in 1 Year, 1 in 30 Year and 1 in 100 Year Data Sheets

o Storm Water Calculations
o Evidence of Correspondence with United Utilities

All stamped as received on 16/10/2020 by the Local Planning Authority and approved under application CDN/20/0668.

The approved scheme shall be maintained and retained for the lifetime of the development.

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

8) Labour utilised in the construction phase of the development shall be recruited in accordance with the following documentation:

o Local Benefit / Social Value Proposal (Prepared by Bowmer and Kirkland; Dated November 2020; Stamped as received by the Local Planning Authority on 11/12/2020) approved under application CDN/20/0798.
o Condition 8(b) - Education Engagement Activity.xlsx, and Condition 8(b) - Local Labour Summary.xlsx (Both stamped as received by the Local Planning Authority on 31/05/2023) and approved under application CDN/23/0351.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

9) The following external materials shall be used in the completion of the development:

- Materials Sample Planning Approval Programme/Tracker (Prepared by Bowmer and Kirkland; Stamped as received by the Local Planning Authority on 11/12/2020; Approved under application CDN/20/0798)
- The development as built.

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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

10) The public realm and soft and hard landscaping measures hereby approved shall be carried out in accordance with the following documents:

o 1338B-NGB-XX-XX-DR-E-900001 Rev C02: External Services Lighting Layout
o 1338B-RFM-NB-00-DR-L-0001 Revision C03: Detailed Arrangement 1 of 8
o 1338B-RFM-NB-00-DR-L-0002 Revision C03: Detailed Arrangement 2 of 8
o 1338B-RFM-NB-00-DR-L-0003 Revision C02: Detailed Arrangement 3 of 8
o 1338B-FRM-NB-00-DR-L-0005 Revision C02: Detailed Arrangement 5 of 8
o 1338B-RFM-NB-00-DR-L-0012 Revision C02: Planting Plans 1 of 2
o 1338B-RFM-NB-00-DR-L-0013 Revision C03: Planting Plans 2 of 2
o 1338B-RFM-NB-00-DR-L-8001 Revision C02: Hard Landscape Details
o 1338B-RFM-NB-00-DR-L-8006 Revision C02: Soft Landscape Details
o 1338B-RFM-NB-00-DR-L-8007 Revision C02: Green Screen Details
o 1338B-RFM-NB-00-DR-L-8008 Revision C02: Street Furniture Details

o Material Sample Planning Approval Programme/Tracker Man Met - Science and Engineering Building (Prepared by Bowmer & Kirkland; Received 20/12/2020; Previously approved under application CDN/20/0798)
o Details as built on site (Inspected on 15/04/2025)

Stamped as received by the Local Planning Authority on 31/03/2025, unless specified otherwise.

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 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.

11) The development hereby approved shall be completed in accordance with the following air quality control measures, which shall be adhered to for the lifetime of the development:

- Construction Phase Air Quality Plan (Prepared by Bowmer and Kirkland; Dated October 2020; Stamped as received by the Local Planning Authority on 11/12/2020; Approved under application CDN/20/0798)

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 Core Strategy Policies EN16 and DM1.

12) The development hereby approved shall retain and maintain the sustainable drainage scheme detailed below for the development's lifetime:

o Covering Letter (Prepared by Turley; Dated 21/11/2023)
o Verification Report & Drainage Maintenance Strategy (Prepared by Curtins; Reference Number 69656-CUR-XX-XX-RE-C-0001-P01; Dated 13/10/2023)
o 1338B-CUR-ZZ-00-DR-C-520 000 -C09: Proposed Drainage Layout Sheet 1 (Prepared by Curtins; Received 06/02/2024)
o STORM SEWER DESIGN by the Modified Rational Method Design Criteria for Storm (Prepared by Micro Drainage; Dated 06/02/2024; Received 06/02/2024)
o STORM SEWER DESIGN by the Modified Rational Method Design Criteria for Storm 2 (Prepared by Mirco Drainage; Dated 05/02/2024; Received 06/02/2024)

All approved under application CDN/23/0801. Stamped as received by the Local Planning Authority on 21/11/2023 unless stated otherwise.

Reason - To manage flooding and pollution, to ensure that a managing body is in place for the sustainable drainage system and to ensure there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN8 and EN14 of the Core Strategy.

13) Local labour recruitment for the end use hereby approved, shall be completed in accordance with the following documents:

o Local Benefit Proposal Framework (Dated July 2023), stamped as received by the Local Planning Authority on 21/11/2023, approved under application CDN/23/0801
o Covering Letter (Prepared by Turley; Dated 05/08/2025), stamped as received by the Local Planning Authority on 08/08/2025, approved under application CDN/25/0764.
o Letter - Introduction of the New Dalton Building (Received 25/09/2025) stamped as received by the Local Planning Authority on 25/09/2025, approved under application CDN/25/0764.

The approved details shall be implemented in full at all times whilst the use is in operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

14) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Detail should also be provided in relation to replacement air.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Upon completion of the installation and before the use commences, a verification report will be required to validate that the work undertaken throughout the installation conforms to the recommendations and requirements in the approved consultant's report and drawings

The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report with regard to fume, odour and smoke abatement measures recommended shall be detailed along with any measures required to ensure compliance with the requirements. Photographs should be included within the verification report identifying the abatement equipment, inspection hatches and filters in situ.

Reason - To ensure an adequate fume and odour extraction system is installed in the interest of visual and residential amenity pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved policies DC26 and DC10 of the Unitary Development Plan for the City of Manchester.

15) Prior to the first occupation of the development, the submitted scheme for the storage and disposal of refuse shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation in accordance with the submitted waste documents:

Design and Access Statement 1338B-BDP-XX-XX-RP-A-000011 REV P02
Waste Management Proforma
Stamped as received by Manchester City Council as Local Planning Authority 20th December 2019

Proposed GA Plan Level 00 - 1338B-BDP-ZZ-GF-DR-A-200011 REV P04

Received via email 2nd March 2020

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

16) Within six months from the date of this planning permission, the elevations and materials of the cycle store hereby approved shall be modified and carried out in accordance with the following drawings listed below:

- -KEY-ZZ-ZZ-DR-Y-2010 Rev P02: Mesh Panel & Support Elevations
- -KEY-ZZ-ZZ-DR-Y-4100 Rev P01: Mesh Panel to Existing Door
- -KEY-ZZ-ZZ-DR-Y-4100 Rev P02: Mesh Panel Bay Set Outs
- -KEY-ZZ-ZZ-DR-Y-4101 Rev P02: Mesh Panel Full Height Section
- -KEY-ZZ-ZZ-DR-Y-4103 Rev P01: Mesh Panel Full Height Door Section
- Material Sample Images of Cycle Store
- Email correspondence RE Cycle Store (Prepared by Turley; Dated 02/12/2025)
- Email correspondence RE Cycle Store Roof (Prepared by Turley; Dated and received 22/12/2025)
- 1338B-RFM-NB-00-DR-L-0002 Revision C03: Detailed Arrangement 2 of 8 (Received 31/03/2025)
- 1338B-RFM-NB-00-DR-L-0003 Revision C02: Detailed Arrangement 3 of 8 (received 31/03/2025)
- 1338B-FRM-NB-00-DR-L-0005 Revision C02: Detailed Arrangement 5 of 8 (Received 31/03/2025)

All received by the Local Planning Authority on 02/12/2025, unless specified otherwise.

The approved cycle spaces and facilities shall thereafter be retained and permanently reserved for bicycle parking for the lifetime of the development.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode and to ensure it is acceptable in terms of its appearance in the interest of visual amenity, pursuant to policies T1 and DM1 of the City of Manchester Core Strategy.

17) No part of the development shall be occupied unless and until the 3no. car parking spaces suitable for use by disabled persons have been provided in accordance with the approved drawings and documents. These parking spaces shall be retained and permanently reserved for use by disabled persons thereafter.

Reason - To ensure that adequate provision is made for parking for disabled persons, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

18) a) The development hereby approved shall operate in accordance with the Sustainable Travel Plan, stamped as received by the Local Planning Authority on 23/06/2023, approved under application CDN/23/0429.

b) Within three months of the date of this decision notice, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to the commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time included within the approved travel plan within part a of this condition. Any Travel Plan (or subsequently revised 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 ensure that measures are in place to reduce the dependency of residents and staff within the building from accessing the building by car pursuant to highway and pedestrian safety and to reduce the highway impacts of the development, pursuant to Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), policies SP1, DM1, T1 and T2 of the Core Strategy for the City of Manchester.

19) All externally mounted ancillary equipment, plant and servicing shall be selected and/or acoustically treated in accordance with the approved Noise Impact Verification Report - Condition 19 (Prepared by Cundall; Dated 26/04/2024; Stamped as received by the Local Planning Authority on 24/04/2025; Approved under application CDN/25/0391).

The approved report and any necessary mitigation measures shall be retained and maintained for the lifetime of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policy DC26.

20) The application hereby approved shall accord with the signage strategy detailed within the following documents for its lifetime:

o Proposed North Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201112_P06]
o Proposed East Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201122_P03]
o Proposed South Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201131_P06]
o Proposed West Elevation, prepared by BDP [drawing ref. 1338B-BDP-XX-XX-DR-A-201140_P06]
o Location Plan of Monolith Directional Signage, prepared by Place Marque [drawing ref.
PM0004_SE_SIGNAGE_R5]
o Detailed Signage of Fascia ST21a, prepared by Place Marque [drawing ref. SGN-101]
o Detailed Signage of Fascia ST21b, prepared by Place Marque [drawing ref. SGN-102]
o Detailed Signage of Fascia ST20a, prepared by Place Marque [drawing ref. SGN-111]
o Detailed Signage of Fascia ST20b, prepared by Place Marque [drawing ref. SGN-112]
o Detailed Signage of Fascia ST19, prepared by Place Marque [drawing ref. SGN-113R2]
o Detailed Signage of Fascia ST18, prepared by Place Marque [drawing ref. SGN-121]
o Detailed Signage of Fascia ST16, prepared by Place Marque [drawing ref. SGN-131]
o Detailed Signage of Fascia ST17, prepared by Place Marque [drawing ref. SGN-151]
o Detailed Signage of Monoliths ST13, prepared by Place Marque [drawing ref. SGN-200]
o Detailed Signage of Monoliths ST14, prepared by Place Marque [drawing ref. SGN-201]
o Detailed Signage of Fascia ST15, prepared by Place Marque [drawing ref. SGN-202]

All stamped as received by the Local Planning Authority on 25/08/2022 and approved under application CDN/22/0619.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

21) The development hereby approved shall operate external lighting in accordance with the following documents for its lifetime:

o 1338B-NGB-XX-XX-DR-E-900001 Rev C02: External Services Lighting Layout (Received 31/03/2025)
o E220086H/2: MMU Science and Engineering
o Technical Data Sheet (Unit Reference AHU/02)
o ManMet External Lighting Lux Level Testin - Sept 2025 (Prepared by NG Bailey; Received 18/09/2025)

Stamped as received by the Local Planning Authority on 01/09/2025, unless specified otherwise.

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with DM1 of the City of Manchester Core Strategy.

22) External seating on site shall be implemented and operated in accordance with the following information for the lifetime of the development:

o 1338B-RFM-NB-00-DR-L-0011 Revision P02: Overall Site Plan (Received 31/05/2023)
o 1338B-RFM-B-00-DR-L-8008 Revision P01: Street Furniture Details (Received 31/05/2023)

Stamped as received by the Local Planning Authority on 31/05/2023 and approved under application CDN/23/0351.

Reason - In order to protect the amenity of local occupiers and 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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

23) The development shall proceed in accordance with the submitted Television Signal Reception Impact Assessment (Prepared by GTech Surveys Limited; Stamped as received by the Local Planning Authority on 23/06/2023; Approved under application CDN/23/0429).

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

24) The new build aspect of the development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent'. The refurbishment of John Dalton Tower shall achieve a post-construction Building Research Establishment Environmental

Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the date of this decision notice.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy.

25) The development shall operate in accordance with the ongoing requirements of the Secure by Design Certificate dated 22/07/2024 and approved under application CDN/25/0391.

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.

26) The area of public realm hereby approved shall be managed and maintained in accordance with the submitted Hard and Soft Grounds Maintenance Scheme (Stamped as received by the Local Planning Authority on 31/05/2023 and approved under application CDN/23/0351).

Reason - In the interests of amenity, pursuant to Core Strategy policy DM1.

27) The development hereby approved shall be serviced in accordance with the Servicing Strategy and Management Plan for Dalton Building (Prepared by Manchester Metropolitan University), stamped as received by the Local Planning Authority on 23/06/2023 and approved under application CDN/23/0429, for the lifetime of the development.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policies T1 and DM1 of the City of Manchester Core Strategy.

28) The highway works hereby approved shall be completed in accordance with the following documents:

- Covering Letter (Prepared by Turley; Dated 21/11/2023)
- 210200T_CHESTER ST_TRO_001P: Proposed Traffic Regulation Order Chester Street & Cambridge Street Area (Dated 25/11/2021)
- Highway Services Certificate of Substantial Completion (Prepared by Manchester City Council; Dated 18/08/2022)
- Highway Services Certificate of Substantial Completion (Prepared by Manchester City Council; Dated 15/11/2023)

Stamped as received by the Local Planning Authority on 21/11/2023 and approved under application CDN/23/0801.

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).

29) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays (As approved under application CDN/23/0351).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy SP1 and DM1 of the City of Manchester Core Strategy.

30) The development hereby approved shall manage all events in accordance with the submitted Science and Engineering Building Events Management Strategy (Prepared by Manchester Metropolitan University; Dated 02/05/2023; Stamped as received by the Local Planning Authority on 31/05/2023; Approved under application CDN/23/0351).

The approved Event Management Plan shall be adopted prior to the occurrence of the first event on site and shall be so maintained and reviewed for the lifetime of the development.

Reason - In the interests of highway safety and amenity 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

31) The proposed roof terrace shall be limited to use by building occupiers only and no amplified sound or any music shall be played within these areas at any time.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

32) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the rooves.

Reason - In the interests of visual amenity to enable careful attention to the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

33) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

34) No demolition works or tree clearance associated with the development hereby approved shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act (1981) (as amended) and by the Conservation of Habitats and Species Regulations (2017) or as subsequently amended in order to comply with Policy EN15 of the adopted Core Strategy for the City of Manchester

35) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 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.

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

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

1) Please note that Construction/demolition works must be confined to the following hours:
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 via Environment on Call (0161 234 5004). Noise to be kept to a minimum in the first hour.

2) The applicant should refer to:
http://www.manchester.gov.uk/download/downloads/id/15267/controlling_pollution_from_construction_sites.pdf and IAQM/EPUK Construction Guidance at:
http://iaqm.co.uk/guidance/.

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice: excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution treated materials can be transferred between sites as part of a hub and cluster project some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:
- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

Duty of Care Regulations 1991
Hazardous Waste (England and Wales) Regulations 2005
Environmental Permitting (England and Wales) Regulations 2016
The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a
Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Date: 30 January 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their 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.