

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Richard Goodwin
85 Buckingham Gate
London
SW1E 6PD

Agent (if used)

Mr Joseph Mills
DAY Architectural Ltd
1st Floor Lancaster Buildings
77 Deansgate
Manchester
M1 2BW

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2(e) (Waste Management Strategy) attached to Planning Permission 141176/JO/2024 as amended by 142052/NMC/2025.

Location: Rammon House, 1 Portugal Street East, Manchester, M1 2WX

Date of application: 12 December 2025

Application number: 144760/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 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 16.03.2024

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) 05301MP 00 1000 (Existing Location Plan) Rev F, 05301 MP 001102 (Proposed Demolition Plan) Rev A and 05301 MP 001201 (Proposed Block Plan) Rev K;

(b) 1284-21-DAY-A-20-0101 Basement GA Site Plan Rev E, 1284-21-DAY-A-20-0102 Ground Floor Site Plan Rev F, 1284-21-DAY-A-20-0103 Roof Site Plan Rev E; 1284-21-DAY-A-20-0104 Block 1 Ground Floor GA Plan Rev F, 1284-21-DAY-A-20-0105 Block 1 1st-2nd GA Plan Rev F, 1284-21-DAY-A-20-0106 Block 1 3rd-28th GA Plan Rev F, 1284-21-DAY-A-20-0107 Rev F, 1284-21-DAY-A-20-0108 Block 1 Roof Level GA Plan Rev F, 1284-21-DAY-A-20-0109 Block 2 Ground Floor GA Plan Rev F, 1284-21-DAY-A-20-0110 Block 2 1st-2nd Floor GA Plan Rev F, 1284-21-DAY-A-20-0111 Block 2 3rd-22nd GA Plan Rev F, 1284-21-DAY-A-20-0112 Block 2 23rd Floor GA Plan Rev F, 1284-21-DAY-A-20-0113 Block 2 Roof Level GA Plan Rev F, 1284-21-DAY-A-20-0114 Block 3 Ground Floor GA Plan Rev E, 1284-21-DAY-A-20-0115 Block 3 First Floor GA Plan Rev E, 1284-21-DAY-A-20-0201 Whole Building - South East Elevation Rev F, 1284-21-DAY-A-20-0202 Whole Building - North West Elevation Rev F, 1284-21-DAY-A-20-0203 Block 1 - North East Elevation Rev E, 1284-21-DAY-A-20-0204 Block 1 - South West Elevation, 1284-21-DAY-A-20-0205 Block 2 - South West Elevation Rev E, 1284-21-DAY-A-20-0206 Block 2 - North East Elevation Rev E, 1284-21-DAY-A-20-0301 Block 1 - Typical Upper Floor Detail - Bay Study 01 Rev E, 1284-21-DAY-A-20-0302 Block 1 - Typical Base Detail - Bay Study 02 Rev E, 1284-21-DAY-A-20-0303 Block 1 - Typical Crown Detail - Bay Study 03 Rev E, 1284-21-DAY-A-20-0304 Block 2 - Typical Upper Floor Detail - Bay Study 01 Rev E, 1284-21-DAY-A-20-0305 Block 2 - Typical Upper Floor Detail - Bay Study 02 Rev E, 1284-21-DAY-A-20-0306 Block 2 - Typical Base Detail - Bay Study 03 Rev E and 1284-21-DAY-A-20-0307 Block 2 - Typical Crown Detail - Bay Study 04 Rev E; 1284-21-DAY-A-20-0350 Rev B and 1284-21-DAY-A-20-0351 Rev B;

(c) RFM-XX-00-DR-L-0000 (Site Plan) Rev PL01, RFM-XX-00-DR-L-0002 (General Arrangement Plot 1 Phase 1) Rev P01, RFM-XX-00-DR-L-0003 (General Arrangement Plot 1 with SRF) as amended by RFM-XX-00-DR-L-0014 REV P01 (Permanant Works Phasing), Rev PL05, RFM-XX-00-DR-L-0004 SRF Plot Arrangement Rev P01, RFM-XX-00-DR-L-0005 (Boulevard edge constraints) Rev PL02, RFM-XX-00-DR-L-0006 (Illustrative Sections-AA-BB) Rev PL03, RFM-XX-00-DR-L-0007 (Soft Landscape GA) Rev PL05, RFM-XX-00-DR-L-0008 (Illustrative Sections-CC-DD) Rev PL03, RFM-XX-00-DR-L-0009 (Hard Landscape GA) Rev PL03, RFM-XX-00-DR-L-0010 (Tree Removals) Rev PL03, RFM-XX-00-DR-L-8001 (Tree Details) Rev PL02, RF17-475-IN09 (Landscape & Public Realm DAS Chapter) Rev PL02 and RFM-XX-00-DR-L-0010 REV P02 (Temporary Landscaping Plan) as amended by RFM-XX-00-DR-L-0013 REV P01 (Temporary Landscaping Plan) ;

(d) 64313-CUR-00-XX-DR-TP-03004-P01 (Basement Parking Space Dim), 64313-CUR-00-XX-DR-TP-75003-P01 (RampAnalysis) and 64313-CUR-00-XX-DR-TP-75004-P01 (Car Club Spaces)

(e) Fairfax Manchester , Waste Management Strategy, by Curtins Ref:88756-CUR-XX-XX-T-TP-00001-P02_WMS 22.01.26

(f) Recommendations in sections, 3, 4, 5 and 6 of the Crime Impact Assessment Version C dated 30/08/18; and

(g) Accommodation Schedule in section 2.1 of Day Architects Design Justification Statement Sept 23;

(h) Archaeological Desk-based Assessment, July 2018 Portugal Street East, Manchester by the University of Salford;

- (i) Mitigation Measures detailed within table 16.1 of Portugal Street East, Manchester: Environmental Statement Volume 1 August 2019 by Deloitte Real Estate;
- (j) Inclusions of measures and targets set out Energy and Environmental Standards Statement, Portugal Street East, Manchester dated 24-08-18 by Vitec;
- (k) Local Labour Agreement Statement of Intent stamped as submitted on 10-05-19;
- (l) Recommendations or equivalent provision to the same level in relation to Broadband installation within the Vitec Broadband Assessment Statement, Portugal Street East dated 31-01-19;
- (m) On going implementation of management measures and recommendations as set out in Portugal Street East SRF Public Realm, Manchester Landscape maintenance schedule by Reform, October 2018 / RFM-XX-00-RP-L-0002-PL01;
- (n) Measures and recommendations within Flood Risk Assessment & Surface Water, Drainage Statement, Portugal Street East, Manchester for Portugal Street East Ltd 13th June 2017;
- (o) TV reception survey prepared by Astbury's dated 06-06-17 and mitigation measures set out in Deloitte's e-mail dated 14-11-19;
- (p) EV Charging numbers as detailed within Deloitte's e-mail dated 04-12-19

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

- 3) The development shall be implemented in accordance with the following:

The Fairfax Portugal Street East External Materials Schedule January 2024 Issue No. 02, Fairfax Sample Panel Programme and FACADE QUALITY CONTROL MANAGEMENT PLAN The Fairfax March 2024 Revision C; and

The Fairfax, Portugal Street East, Condition 3B: Sample Panels September 2024 Issue No. 01

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.

- 4) The demolition of any buildings not covered by the prior approval granted under application ref no 120090/DEM/2018 is covered by any consent granted in respect of application ref no 121467.

Reason: For the avoidance of doubt and 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)

5) The development shall be implemented in accordance with the Statement of Construction Practice Project: The Fairfax, Portugal St East, Manchester, M1 2WX 14/02/22 and Dwg A 00-005 Rev A

Reason: To safeguard Metrolink and HS2 and ensure that the development can be adequately serviced for both routine and emergency purposes post HS2 and pursuant to the provisions Core Strategy policy DM1

6) The consent hereby granted assumes that no infrastructure or services relating to the development would be placed within the envelope shown on Dwg 378479-MMD-02-XX-DR-C-0132 Rev PO1 supplied by Metrolink within their consultation response dated the attached 02-10-19 unless those features are of a temporary nature upon which the operation of the development does not depend.

Reason: to safeguard future modifications to Metrolink as a consequence of the arrival of HS2 at Piccadilly Station pursuant to Core Strategy Policy DM1.

7) The development shall be implemented in accordance with the following:

Dwg RFM-XX-00-DR-L-0019 S2 T02

Reason:

To ensure that an appropriate boundary treatment is installed on the boundary of the Metrolink tramway and that adjacent landscaping is not detrimental to Metrolink Operations and pursuant to Core Strategy Policy DM1.

8) No development shall take place until the developer has submitted details to confirm any impacts on Electro Magnetic Compatibility from the proposed development. Where there are any impacts identified details of any necessary Electro Magnetic Compatibility protection measures that are found to be required as a result of the introduction of the substation shall be submitted to and approved in writing by the City Council as Local Planning Authority before development commences.

Reason: In the interests of safeguarding Metrolink infrastructure pursuant to Core Strategy policy DM1.

9) The development shall be implemented in accordance with the following:

Supplementary ground Appraisal Report, Apex, 10/11/21 and Dwg DAY-XX-XX-DR-A-03-0002 A

the condition is partially discharged and the enabling works comprising demolition can commence so that additional site investigation can be undertaken.

Once demolition is complete and access is available to all areas, it is recommended that a series of trial pits be excavated to allow inspection of inaccessible areas, most notably: Beneath the boiler room of Rammon House, through the buried slab beneath Rammon House; and within footprint of current highways

and

Remediation Strategy Portugal Street East, Manchester Document No.: 1007-ACE-GEO-RS-002 Revision: 001 Date: 2022/05/18 by Apex;

Verification Plan Portugal Street East, Manchester Document Type: Report Document No.: 1007-ACE-GEO-VP-003 Revision: 001 Date: 2022/05/18

As amended by Contaminated Land Question response 09 08 22; and Further Contaminated Land info 26-07-22

Given access constraints, it is recommended that additional investigation (trial pitting or supervised earthworks) be carried out in the following areas post demolition:

- o Beneath existing roads due to be stopped up
- o Within the vicinity of the electricity substation and boiler room in Rammon House

Instead of post-demolition investigations, supervision by the Engineer could be in place during turnover of the made ground in these areas to check for the presence of any contamination via sampling, observations and use of a PID, (accepted).

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

d) 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 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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

10) The development shall be implemented in accordance with the following:

Statement of Construction Practice Project: The Fairfax Portugal St East Manchester M1 2WX Olympic Homes 14/02/22

and subject to the following:

The Developer should continue to liaise directly with the Network Resilience team regarding temporary traffic management, licensing, hoarding etc; and on the basis that the proposed liaison with Metrolink does take place prior to any hoardings or works being carried out near to Metrolink

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

11) The development shall be carried out in accordance with the following:

Portugal Street East, Piccadilly, Manchester - Written Scheme of Investigation for a Historic Building Survey, Archaeological Watching Brief and Evaluation by Salford Archaeology

GMAAS will monitor the implementation of the archaeological works on behalf of Manchester Planning Authority to ensure that the parts of the condition that relate to pre-commencement of the Archaeological Evaluation are satisfied (part 6 discharged). Once archaeological site works are complete ground works cannot commence unless and until the City Council receives written confirmation from GMAAS to release the site. (Discharge of parts 2-5).

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible

12) Remove

13) The development shall be implemented in accordance with the following:

Implementation Timetable- On the basis of implementation in accordance with the following:

Implementation Programme for External Landscaping; and

PHASES MARKUP DM 070225 20 11 25 both stamped as received on 20 -11-25

CDN_25_1000-EMAIL_THREAD_RE_WIND_MITIGATION_REVIEW-

and implementation in accordance with the following:

Dwgs L-90-006 C07 Detail General Arrangement-2 of 2, L-90-013 C03 Parkland Planting Plan, L-90-801 Soft Landscape Details, L-90-802 Paving Swatches and Edge Details, L-90-803 Street Furniture Details and L-90-807 Parkland Details

L-90-005 Detail General Arrangement-1 of 2;

L-90-006; Detail General Arrangement-2 of 2;

L-90-011 Tree Plan;

L-90-012 Detailed Planting Plan;

L-90-013 Parkland Planting Plan;

0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter (section b);

Tree Planting E-mail stamped as received on 20-11-25;

DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25; and

Reform Covering Letter dated 05-09-25

ERAP Ltd 2025-296 The Fairfax Landscape and Habitat Management Plan 20.09.25

L-90-011 Tree Plan L-90-012 Detailed Planting Plan L-90-013 Parkland Planting Plan
0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter

Dwg 895 - SURFACE WATER CALCULATIONS, C-26-001_FI3_DRAINAGE
GENERAL ARRANGEMENT and email confirmation.

Drawing: A-27-301 Block 3 Roof Layout

Dwgs L-90-803 Street Furniture Details, L-90-805 Private Terrace and Pergola Details,
L-90-806 Stone Bench Detail and
L-90-807 Parkland Details;
DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25; and
Reform Covering Letter dated 05-09-25

Dwgs L-90-005 Detail General Arrangement-1 of 2; L-90-006 Detail General
Arrangement-2 of 2 and L-90-807 Parkland Details

and DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25

WAYFINDINGSTRATEGY-REPORT-03

PROPERTY MANAGEMENT STRATEGY for Fairfax, Manchester in relation to
management of external areas stamped as received on 09-12-25

A-75 -100 - A&M - Ground Floor Plan_RevB A-75-101 - A&M - Whole Building North
West Elevation_RevB A-75-102 - A&M - Whole Building South East Elevation_RevB A-
75-103 - A&M - Block 1 - North East Elevation_RevB A-75-104 - A&M - Block 1 - South
West Elevation_RevB A-75-105- A&M - Block 2 - South West Elevation_RevB A-75-106
- A&M - Block 2 - North East Elevation_RevB A-75-R01 - A&M - Roof Plan_RevB

Dwgs 080851-CUR-00-XX-DR-C-95001, 80851-CUR-00-XX-DR-C-95002, 80851-CUR-
00-XX-DR-C-95003, 80851-CUR-00-XX-DR-C-95004, 80851-CUR-00-XX-RP-C-V01
and 610-2024-118-01 Rev 1

Dwg RFM-XX-00-DR-L-0014 S1 PL04 and

0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter (point m)

The Fairfax, Manchester Landscape Management Plan Rev 02 by re-form October
2025

For the avoidance of doubt the development should be delivered in accordance with the
approved implementation programme and should not be occupied until the public realm
has been delivered in full.

The approved scheme shall be implemented not later than 12 months from the date the
proposed building is first occupied. 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.

14) The development shall be implemented in accordance with the following:

Drawings C-26-001 C1, PD-IR-SD-100 , C-26 001 REV P3, C-26 004 REV P2 and C26- 009 REV P1 stamped as received on 17-03-22 with any amendments as set out in Dwgs 1284-21-DAY-A-00-103, C-26-012 REV P1 DRAINAGE STANDARD DETAILS - SHEET 3 , 20-0108 REV E, 20-0108 REV E, 27-301 REV A, 27-302 REV A all stamped as received on 16-05-22;

DRAINAGE CALCULATION document dated 07-02-22;

Stage 1 Blue Roof Design, Portugal Street East, Manchester document dated 16.12.21 and Drawing C-26-012_P1_DRAINAGE CONSTRUCTION DETAILS SHEET 3;

Responses to LLFA Comments 16 May 2022 stamped as received on 30-06-22; and

PORTUGAL STREET EAST MANCHESTER EMAIL stamped as received on 16-05-22

That the LPA are advised that the applicant now owns all land within the site boundary, and evidence is presented "TP1 - TfGM to PSE (undated) signed PSE", which indicates that the drainage arrangement has been agreed with TfGM, including that the drainage will be outside the retaining wall easement area, and that the drainage is designed and located to be unaffected by any potential future ownership reclaim (see CDN/22/0159)

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) The development shall be implemented in accordance with the following:

FAIRFAX - DRAINAGE PHOTOS - 16.01.26;

Dwgs C-26-011 DRAINAGE STANDARD DETAILS SHEET 2C-26-010, DRAINAGE STANDARD DETAILS SHEET 1 and C-26-011 DRAINAGE STANDARD DETAILS SHEET 2 ;

Portugal Street East - Operations and Maintenance Plan 895-ACE-ZZ-XX-RP-C-1002 Revision: 001;

Apex Response 19-12-25;

895-ACE-ZZ-XX-CP-S-0001 - Apex Drainage Verification Statement; and

895 - SURFACE WATER CALCULATIONS.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance

mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

16) The development hereby approved shall be carried out in accordance with the Energy and Environmental Standards Statement, Portugal Street East, Manchester dated 24-08-18 by Vitec;

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

17) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment 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. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

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.

18) The development shall be implemented in accordance with the following:

Insulation measures set out within the Dragonfly Consulting -The Fairfax - Proposed Landlord Controls for Noise - Ground Floor Units document dated 29th March 2023 as amended by Recommendations within the Dragonfly Consulting RG Group 'The Fairfax', Portugal Street East, Manchester Noise Impact Assessment DC3706-R1 June 2022 as amended by Day Architecture's Acoustic Note (e-mail 04-04-23) and in accordance with the MEP Services , The Fairfax, Façade Ventilation Openings details 26/07/2022

The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. Prior to occupation 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 the residential accommodation 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.

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.

19) The development shall be implemented in accordance with the following:

E-mail from APEX consulting dated 31-01-22 (Design Statement) stamped as received on 02-03-22

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) Notwithstanding the TV reception survey prepared by Astbury's dated 06-06-17. 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 Polices DM1 and SP1

21) The development shall be implemented in accordance with the following:

(a) Employment and Skills Plan for RG Group, For Olympian Homes, The Fairfax, Manchester, (The Fairfax (Formally Rammon House), 1 Portugal Street East, Manchester, M1 2WX)

(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).

22) 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

23) Prior to implementation of any proposed lighting scheme 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.

24) Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including:

Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, details of an ongoing programme of events, activities and classes for residents to include activities within the 'Green' (to include details of how the programme would promote inclusivity), noise management of communal areas and measures to protect Metrolink infrastructure from objects thrown from the roof gardens shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

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

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) The development hereby approved shall be carried out in accordance with Curtins Portugal Street East, Manchester, Interim Travel Plan
Curtins Ref: TPMA64313/ITP Revision: Final Issue Date: 29 August 2018

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 residents and those [attending or] employed in the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development 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 Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington;
- vii) details of cycle parking within the public realm

Within six months of the first use of the development, 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.

26) The Parking Management at the development shall be implemented and operate on an ongoing operation in accordance with the following:

PROPERTY MANAGEMENT STRATEGY for Fairfax, Manchester June 2025 by Olympian

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

27) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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.

28) The development shall be implemented in accordance with the following:

Apex e-mail 17-03-22 Condition 28 : No infiltration on site. All drainage will be positively drained to the public sewerage network.

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.

29) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not

commence without prior approval pursuant to Core Strategy policies SP1 and DM1 area, to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework and to ensure the permanent retention of the accommodation for normal residential purposes

30) On the basis of implementation in accordance with the following:

Dwg A 00-103 Rev A,

UU e-mail PROPOSED DIVERSION OF PUBLIC SEWER AT PORTUGAL STREET EAST, MANCHESTER, M1 2WX- UU Ref 4200046488 16 02 22

and

that the applicant now owns all land within the site boundary, and evidence is presented "TP1 - TfGM to PSE (undated) signed PSE", which indicates that the drainage arrangement has been agreed with TfGM, including that the drainage will be outside the retaining wall easement area, and that the drainage is designed and located to be unaffected by any potential future ownership reclaim

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)) and DM1

31) The Servicing Strategy for the development shall be implemented and operated on and ongoing operation in accordance with the following:

PROPERTY MANAGEMENT STRATEGY for Fairfax, Manchester and continual monitoring of the strategy

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

32) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

33) The window(s) at ground level, fronting onto Fair Street, Portugal Street East and Heyrod Street Lane 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.

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.

34) The development is approved on the basis of the following:

Buildings 2, 3 and 10, Portugal Street East, Manchester M1 2WW, UPDATED LICENSED BAT SURVEY AND ASSESSMENT, December 2021

If during works to demolish the building hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority.

Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time in accordance with the approval of a programme for implementation of any required mitigation by the City Council as Local Planning Authority.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

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

37) The development shall be implemented in accordance with the following:

Dwgs 080851 CUR 00 XX DR C 95004 P08 KERBING LAYOUT, 080851 CUR 00 XX DR C 95100 P08 LEGAL PLAN, 080851 CUR 00 XX DR C 95001 P08 S278-GENERAL ARRANGEMENT, 080851 CUR 00 XX DR C 95002 P06 SITE CLEARANCE, 080851 CUR 00 XX DR C 95003 P08 CONSTRUCTION LAYOUT, RSA Designers Response ROAD SAFETY AUDIT STAGE 1/2 by Curtins 610/2024/118/01 Rev 1, PORTUGAL STREET EAST and MANCHESTER PROPOSED S278 HIGHWAY WORKS STAGE 1/2 ROAD SAFETY AUDIT 610/2024/118/01 Rev 1 18 March 2024 by Six Ten

The approved scheme shall be implemented and be in place prior to the first occupation.

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).

38) The development shall be carried out in accordance with the Crime Impact Statement Version C dated 30/08/18. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured 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

39) The development shall be implemented in accordance with the following:

Day Architectures Letter dated: 6th September 2022 (page 2)

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

40) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the communal facilities 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 and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

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

41) The proposed communal uses within the ground floor and basement hereby approved shall be ancillary to the residential use of the building 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 residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

42) The development shall be implemented in accordance with the following:

Supplementary Ground Appraisal Report Portugal Street East, Manchester Rev 002 dated 11/10/2021 and subject to a UXO Safety Awareness Briefing being given to all relevant personnel involved in earthworks.

If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional

UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

43) The development shall be implemented in accordance with the following:

OUTLINE METHOD STATEMENT Demolition of all Buildings, PORTUGAL STREET EAST DEVELOPMENT, Manchester M1 2WX, 29.11.2021 by Demolition Services Limited; and

Statement of Construction Practice Project: The Fairfax, Portugal St East, Manchester M1 2WX by RG Group dated 14/02/22

Reason: To ensure the proposed development does not impede the delivery of High Speed 2, an infrastructure project of national importance.

44) The residential accommodation within Blocks 1, 2 and 3 shall not be occupied unless or until the areas of Public Realm identified as the Proposed Public Park on page 01 of Re-Form Landscape's LANDSCAPE AND PUBLIC REALM Document and in relation to Phase 1 as shown in either dwgs RFM-XX-00-DR-L-0013 REV P01 or RFM-XX-00-DR-L-0014 REV P01 (Permanent Works Phasing)(in line with conditions 12 and 13) has been fully implemented.

Reason

For the avoidance of doubt and to ensure a satisfactory development pursuant to Core Strategy policies SP1, DM1, EN2 and CC6.

45) The waste storage and management for the residential accommodation shall be implemented in accordance with the Fairfax Manchester , Waste Management Strategy, by Curtins Ref:88756-CUR-XX-XX-T-TP-00001-P02_WMS 22.01.26 stampes as received on the 23-01-26. The approved scheme shall be implemented prior to the first occupation of the residential element and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester 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

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.