

DATED 12 DECEMBER 2025

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

THE MANCHESTER METROPOLITAN UNIVERSITY

AGREEMENT

pursuant to section 106 of the Town and
Country Planning Act 1990 (as amended)
relating to Cambridge Halls of Residence, Cavendish Street, Manchester, M15 6TT

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

L/JGH/PLA001/84173

THIS AGREEMENT is made the 12TH day of DECEMBER 2025

BETWEEN:

- (1) **THE COUNCIL OF THE CITY OF MANCHESTER** of Town Hall, Albert Square, Manchester, M60 2LA (the "Council")
- (2) **THE MANCHESTER METROPOLITAN UNIVERSITY** (A Higher Education Corporation established under the Education Acts 1944 to 1993) of ~~All Saints, Manchester M15 6BH~~ (the "Owner")
ORMOND BUILDING, LOWER ORMOND STREET,
MANCHESTER, M15 6BX,

BACKGROUND

- A The Council is the local planning authority for the purposes of the Act in relation to the Site and is the authority by whom the obligations hereby created are enforceable. The Development will be carried out on the Site. The Site is situated within the Administrative Boundaries of Manchester and this planning obligation is enforceable by the Council.
- B The Owner is the freehold owner of the Site registered at the Land Registry with title absolute under title number GM747172 together with but subject to all matters contained or referred to in the title registers thereunder.
- C The Application was submitted to the Council for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application.
- D The Council as local planning authority is satisfied that the Development is such as may be approved by the Council under the Act and is minded to grant planning permission for the Development in accordance with the Application but having considered the Local Plan and the Regulations is desirous of the Owner entering into this Agreement without which planning permission would not be granted.
- E The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act and to be bound by and observe and perform the covenants hereinafter contained.
- F The Council is satisfied that the obligations in this Agreement are,
- a necessary to make the Development acceptable in planning terms (including where appropriate, obligations necessary to mitigate the adverse impacts of the Development in accordance with the development plan for the area and other material considerations),
 - b directly related to the Development, and
 - c fairly and reasonably related in scale and kind to the Development.

AGREED TERMS

DEFINITIONS AND INTERPRETATION

11 The definitions and rules of interpretation set out in this Clause apply to this Agreement

"Act" the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004 and the Planning Act 2008,

"Administrative Boundaries of Manchester" all the wards that together comprise the city of Manchester,

"Agreement" shall mean this agreement,

"Application" the application to which the Council gave the reference 142888/FO/2025 for the demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis), ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)), hard and soft landscaping, and associated highway works,

"Architect" means Cartwright Pickard Architects Limited (Company Registration Number 03179673) of 1 Canal Side Studios 8-14 St Pancras Way London NW1 0QG ,

"Best Endeavours" means that it is agreed by the parties hereto that the party under such an obligation will be bound to attempt to fulfil the relevant obligation by the expenditure of such effort and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect in the case of the Owner of a competent commercial developer and landowner in the context of the Development,

"Commencement of Development" the date upon which the Development shall begin by the carrying out of a material operation in accordance with the provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with demolition, site clearance, remediation works, preparatory or ground works, environmental or archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of the agreement be deemed not to be material operations and **"Commence"**, **"Commencement"** and **"Commenced"** shall be construed accordingly,

"Completion" the date on which the Owner certifies to the Council that the Development is practically complete,

"Construction Period" the period from the Commencement of Development until Completion,

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

“Development” the development undertaken on the Site pursuant to the Planning Permission as specified in the Application,

“Expert” a professional expert in town planning, who is a Chartered Member of the Royal Town Planning Institute with a minimum of ten (10) years post-qualification experience,

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

“Local Plan” includes Places for Everyone the Core Strategy, the extant Unitary Development Plan policies and all other relevant strategic planning documents adopted by Manchester City Council,

“Management Fee” shall mean 15% of the planning application fee which equates to £ 31,555 20 (thirty-one thousand five hundred and fifty-five pound and twenty pence) to be used for the purpose of monitoring and reporting on the delivery of this Agreement and the planning obligations contained herein,

“Mortgagee” means any mortgagee or chargee of the Site or part thereof from time to time,

“Occupation” means occupation of the relevant part of the Development for the purposes permitted by the Planning Permission but does not include use by personnel whilst engaged in construction, fitting out or decoration of the relevant part of the Development or occupation for marketing or display or *occupation in relation to security operations* and **“Occupy”** and **“Occupied”** shall be construed accordingly,

“Parties” means the parties to this Agreement and **“Party”** shall be construed accordingly,

“Places for Everyone” means the Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 being a strategic plan for sustainable growth including economic development and housing requirements for each district, key locations for delivery, a town centre hierarchy, strategic transport schemes and other strategic infrastructure (adopted March 2024),

“Plan” the plan attached to this Agreement,

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

“Private Waste Contractor” means a company or organisation licensed under applicable waste management legislation to collect, transport and dispose of waste,

“Regulations” the Community Infrastructure Levy Regulations 2010,

“Site” the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan,

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

“Unitary Development Plan” means the extant Unitary Development Plan for the City of Manchester (adopted 1995 and its subsequent alterations) City-wide and local area policies not replaced by the Core Strategy,

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

1 2 The Clause headings do not affect this interpretation

1 3 Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule

1 4 References to any statute or statutory provision include reference to

1 4 1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation, and

1 4 2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision

1 5 Except for the provisions of Clause 9 references to the Site include any part of it

1 6 References to any Party in this Agreement include the successors in title of that Party In addition, references to the Council include any successor local planning authority exercising planning powers under the Act and any successor local highway authority exercising powers under the Highways Act 1980

1 7 **“Including”** means **“including, without limitation”**

1 8 Any covenant by the Owner or the Council not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing

1 9 If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Agreement is to be unaffected

1 10 Words importing the singular meaning where the context so admits include the plural meaning and *vice versa*

1 11 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed *interchangeable in that manner*

2 PLANNING OBLIGATION

This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner

3 CONDITION PRECEDENT

3 1 This Agreement is conditional upon the grant of the Planning Permission and the Commencement of Development save for the provisions of Clauses 9, 11, 15, 17 and 18 which shall have immediate effect

4 CONDITION SUBSEQUENT

4 1 If the Planning Permission for the Development has not been implemented by the carrying out of a material operation in accordance with the provisions of sections 56, 91 and 93 of the Act or is revoked or modified in whole or in part (other than in approval of an application by or on behalf of either of the Owner) or quashed or declared unlawful as a result of legal proceedings then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of either Party against the other in respect of any antecedent breach

4 2 Where the Agreement comes to an end under clause 4 1 the Council is upon request to vacate or cancel the entry made in the Local Land Charges register in relation to this Agreement or otherwise to record the fact that it has come to an end and no longer affects the Land

5 THE OWNER'S COVENANTS

5 1 The Owner on behalf of themselves and any person deriving title to any part of the Site from the Owner hereafter hereby covenants with the Council so as to bind the Site to fully observe and perform the obligations on their part contained in this Agreement including those obligations set out in Schedules 3 and 5 and hereby agrees that the Site shall be permanently subject to the obligations, restrictions and provisions specified herein, such obligations being planning obligations for the purpose of section 106 of the Act *unless and until the same are discharged pursuant to section 106A of the Act*

6 THE COUNCIL'S COVENANTS

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

7 DISPUTE RESOLUTION

7 1 In the event of any dispute arising in connection with any of the terms of this Agreement other than *a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause*, the same shall unless the Council and the Owner otherwise agree be referred to an Expert to be appointed by agreement between the Council and the Owner

7 2 If the Council and the Owner are unable to agree on the appointment of an Expert within thirty (30) days of one Party serving notice on the other calling for the appointment of an Expert, then an Expert shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute

7 3 Any reference of a dispute to an Expert shall if the Parties are agreed in writing be deemed to be a reference to an expert (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof

7 4 Any Party to this Agreement shall be entitled to submit to the Expert representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert shall have regard thereto in making his decision which shall be delivered in writing The reference of any dispute shall include authority to determine in what manner all the costs of the referral shall be paid

8 WAIVER

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

9 CHANGE IN OWNERSHIP & LIABILITY

9 1 The Owner agrees with the Council to give the Council written notice within 10 (ten) Working Days of any change in ownership of any of its interest in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan

9 2 No person shall be liable for any breach, non performance and non observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site (or relevant part of the Site) but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the Local Planning Authority to require that the breach, non performance or non observance be remedied after that person has parted with its interest in the Site (or relevant part of the Site)

9 3 The obligations under this Agreement shall not be enforceable against

9 3 1 owners, occupiers, tenants, lessees or licencees of individual Student Accommodation Units, commercial units and/or community space comprising the Development,

9 3 2 any Mortgagee unless and until they become a mortgagee in possession of the Site or any part of it, and/or

9 3 3a statutory undertaker after the transfer of the statutory apparatus and any land upon or in which the statutory apparatus is situated by the Owner to that statutory undertaker

10 COUNCIL'S CONSENT OR APPROVAL

10 1 Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council

10 2 Where variations or modifications are expressed in this Agreement to be subject to approval or agreement in writing that need not require a deed of modification under section 106A of the Act

11 LOCAL LAND CHARGE

11 1 This Agreement is a Local Land Charge and shall be registered as such by the Council

11 2 The Council will upon receipt of a written request of the Owner's or their successors in title, at any time after the obligations set out herein have been fulfilled in their entirety, issue written confirmation *thereon and thereafter cancel all related entries and relevant notices in the register of local land charges*

11 3 The costs of registration and cancellation pursuant to clauses 11 2 above shall be met by the Owner if requested by the Council

12 NON-PROHIBITION ON DEVELOPMENT

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

13 THE CONTRACTS ACT

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

14 COMMUNICATION

14 1 Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service,

14 1 1 to the Council and addressed to the City Solicitor at the Council's address first above written,

14 1 2 to the Owner respectively at their last known addresses

15 FEES

15 1 The Owner shall on the date hereof pay to the Council its legal fees reasonably and properly *incurred in preparation of this agreement*

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

15.3 The Owner shall on the date hereof pay to the Council the Management Fee

16 INTEREST

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

17 JURISDICTION

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

18 COMPLETION

The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated

19. WARRANTY AS TO TITLE

The Owner hereby warrants to the Council that the title details recited in this Agreement are complete and accurate in every respect and no other person has an interest in the Site and hereby indemnifies the Council in respect of any loss that arises should there be any breach of this warranty

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

SCHEDULE 1

The Site

Cambridge Halls of Residence, Cavendish Street, Manchester, M15 6TT and shown for the purposes of identification only edged red on the Plan



Ren
CA.



Notes

Unless indicated, this drawing is for information only and should not be used for construction. Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated. Cartwright Pickard Architects accepts no responsibility for errors that occur as a result of reviewing this drawing at any other size.
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Drawing Revisions

Date:	Rev:	Note:
16.04.25	P01	Planning Issue

Check:
JB

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Client

Unite Students and Manchester Metropolitan University

Project

998 | Cambridge Halls

Building Name

Cambridge Halls

Drawing Original Size

A1

Drawing Title

Location Plan

Scale

1:1250 @ A1

Drawing Created

March 2023

Revision

P01

Drawing No.

998-CPA-ZZ-00-DR-A-0100

SCHEDULE 2

Draft Planning Permission



MANCHESTER
CITY COUNCIL

Draft Decision Notice

Applicant

Unite Students & Manchester Metropolitan
University
C/o Agent

Agent (if used)

Steven Healey
Turley
Transmission
6 Atherton Street
Manchester
M3 3GS

Part 1 – Particulars of the application/development

Proposal: Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.

Location: Cambridge Halls Of Residence , Cavendish Street, Manchester, M15 6TT

Date of application: 5 June 2025

Application number: 142888/FO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner in order to seek solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to highways and amenity.

Condition(s) attached to this decision

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

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

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

Drawings received by the City Council as local planning authority on 15 August 2025

998-CPA-ZZ-00-DR-A-0100 Rev P01 Location Plan
998-CPA-ZZ-00-DR-A-0110 P01 Existing Site Plan
998-CPA-ZZ-00-DR-A-0111 Rev P01 Site Plan - Demolition
998-CPA-ZZ-00-DR-A-0112 Rev P01 Site Plan - Proposed
998-CPA-ZZ-00-DR-A-0113 Rev P01 Site Plan - Phasing
998-CPA-ZZ-00-DR-A-0114 Rev P01 Site Plan - Existing - Topography
998-CPA-ZZ-00-DR-A-0115 Rev P01 Site Plan - Fire Service
998-CPA-ZZ-B1-DR-A-0220 Rev P01 Planning - Floor Plan - Basement
998-CPA-ZZ-00-DR-A-0221 Rev P01 Planning - Floor Plan - Ground Floor
998-CPA-ZZ-01-DR-A-0222 Rev P01 Planning - Floor Plan - Level 01
998-CPA-ZZ-02-DR-A-0223 Rev P01 Planning - Floor Plan - Level 02
998-CPA-ZZ-03-DR-A-0224 Rev P01 Planning - Floor Plan - Level 03
998-CPA-ZZ-04-DR-A-0225 Rev P01 Planning - Floor Plan - Level 04
998-CPA-ZZ-05-DR-A-0226 Rev P01 Planning - Floor Plan - Level 05
998-CPA-ZZ-06-DR-A-0227 Rev P01 Planning - Floor Plan - Level 06
998-CPA-ZZ-07-DR-A-0228 Rev P01 Planning - Floor Plan - Level 07
998-CPA-ZZ-08-DR-A-0229 Rev P01 Planning - Floor Plan - Level 08
998-CPA-ZZ-09-DR-A-0230 Rev P01 Planning - Floor Plan - Level 09
998-CPA-ZZ-10-DR-A-0231 Rev P01 Planning - Floor Plan - Level 10
998-CPA-ZZ-11-DR-A-0232 Rev P01 Planning - Floor Plan - Level 11
998-CPA-ZZ-12-DR-A-0233 Rev P01 Planning - Floor Plan - Level 12
998-CPA-ZZ-13-DR-A-0234 Rev P01 Planning - Floor Plan - Level 13
998-CPA-ZZ-14-DR-A-0235 Rev P01 Planning - Floor Plan - Level 14
998-CPA-ZZ-15-DR-A-0236 Rev P01 Planning - Floor Plan - Level 15
998-CPA-ZZ-16-DR-A-0237 Rev P01 Planning - Floor Plan - Level 16
998-CPA-ZZ-17-DR-A-0238 Rev P01 Planning - Floor Plan - Level 17
998-CPA-ZZ-18-DR-A-0239 Rev P01 Planning - Floor Plan - Level 18
998-CPA-ZZ-19-DR-A-0240 Rev P01 Planning - Floor Plan - Level 19
998-CPA-ZZ-20-DR-A-0241 Rev P01 Planning - Floor Plan - Level 20
998-CPA-ZZ-21-DR-A-0242 Rev P01 Planning - Floor Plan - Level 21
998-CPA-ZZ-22-DR-A-0243 Rev P01 Planning - Floor Plan - Level 22
998-CPA-ZZ-23-DR-A-0244 Rev P01 Planning - Floor Plan - Level 23
998-CPA-ZZ-24-DR-A-0245 Rev P01 Planning - Floor Plan - Level 24
998-CPA-ZZ-25-DR-A-0246 Rev P01 Planning - Floor Plan - Level 25
998-CPA-ZZ-26-DR-A-0247 Rev P01 Planning - Floor Plan - Level 26
998-CPA-ZZ-27-DR-A-0248 Rev P01 Planning - Floor Plan - Level 27
998-CPA-ZZ-28-DR-A-0249 Rev P01 Planning - Floor Plan - Level 28
998-CPA-ZZ-29-DR-A-0250 Rev P01 Planning - Floor Plan - Level 29
998-CPA-ZZ-ZZ-DR-A-0251 Rev P01 Planning - Floor Plan - Roof
998-CPA-ZZ-ZZ-DR-A-0631 Rev P01 Planning - Site Elevations - South West & North
East Cambridge St. & Chatham St.
998-CPA-ZZ-ZZ-DR-A-0632 Rev P01 Planning - Site Elevations - South East & North
West Boundary St. West & Service Rd.
998-CPA-ZZ-ZZ-DR-A-0633 Rev P01 Planning - Site Elevation - South West -
Cambridge St.
998-CPA-ZZ-ZZ-DR-A-0634 Rev P01 Planning - Site Elevation - North East - Chatham
St.
998-CPA-ZZ-ZZ-DR-A-0635 Rev P01 Planning - Site Elevation - South East & North
West - Boundary St. & Service Rd.
998-CPA-ZZ-ZZ-DR-A-0636 Rev P01 Planning - Site Elevation - Link

998-CPA-ZZ-ZZ-DR-A-0710 Rev P01 Planning - Section AA
 998-CPA-ZZ-ZZ-DR-A-0711 Rev P01 Planning - Section BB
 998-CPA-AZ-ZZ-DR-A-0712 Rev P01 Planning - Section CC - Phase 1
 998-CPA-AZ-ZZ-DR-A-0713 Rev P01 Planning - Section DD - Phase 1
 998-CPA-BZ-ZZ-DR-A-0714 Rev P01 Planning - Section EE - Phase 2
 998-CPA-BZ-ZZ-DR-A-0715 Rev P01 Planning - Section FF - Phase 2
 998-CPA-BZ-ZZ-DR-A-0716 Rev P01 Planning - Section GG - Phase 2
 998-CPA-AZ-ZZ-DR-A-0800 Rev P01 Planning - Bay Study - Cluster - Cambridge Street
 998-CPA-AZ-ZZ-DR-A-0801 Rev P01 Planning - Bay Study - Studio - Cambridge Street
 998-CPA-AZ-ZZ-DR-A-0802 Rev P01 Planning - Bay Study - Phase 01 Tower
 998-CPA-AZ-ZZ-DR-A-0803 Rev P01 Planning - Bay Study - Phase 01 - Chatham St. Corner
 998-CPA-BZ-ZZ-DR-A-0804 Rev P01 Planning - Bay Study - Phase 02 - Tower Link - Chatham St.
 998-CPA-BZ-ZZ-DR-A-0805 Rev P01 Planning - Bay Study - Phase 02 - Cambridge Street
 998-CPA-ZZ-ZZ-DR-A-8910 Rev P01 Planning - GEA Area Plans
 998-CPA-ZZ-ZZ-DR-A-8911 Rev P01 Planning - GIA Area Plans
 998-CPA-ZZ-ZZ-DR-A-8912 Rev P01 Planning - NIA Area Plans
 1132-RFM-XX-00-DR-L-0001 Rev P10 L00&L01 Landscape General Arrangement
 1132-RFM-XX-00-DR-L-0002 Rev P08 L00&L01 Planting Strategy
 1132-RFM-XX-07-DR-L-0003 Rev P08 L07 Roof Podium General Arrangement
 1132-RFM-XX-00-DR-L-0004 Rev P02 L07 Planting Strategy
 1132-RFM-XX-00-DR-L-0005 Rev P03 L00 Landscape Sections
 1132-RFM-XX-00-DR-L-0006 Rev P02 L00 & L01 Landscape Sections
 1132-RFM-XX-07-DR-L-0007 Rev P01 L07 Landscape Sections

Drawing received by the City Council as local planning authority on 23 July 2025
 CAM-ARU-ZZ-ZZ-DR-C-000002 P04 Proposed Drainage Strategy Plan

Drawing received by the City Council as local planning authority on 18 July 2025
 CAM-ARP-ZZ-ZZ-DR-C-000004 P04 Proposed Surface Water Drainage Catchment Plan

Documents

Design and Access Statement by Cartwright Pickard 998-CPA-ZZ-ZZ-RP-A-9029
 Revision P01 dated August 2025, including:
 RIBA Stage 3 Life Cycle Embodied Carbon Assessment Reference CAM-ARP-ZZ-ZZ-RP-WLC-0001 P02 by Arup dated 21 March 2025 (contained within Design and Access Statement);
 Part L and O Compliance Technical Note Reference: 15299-WAT-XX-XX-TN-V-59010
 Revision P02, by Waterman dated 03/03/2025;
 Transport Statement Addendum Ref: CAM-ARP-XX-XX-RP-OT-0003 P01 by Arup dated 18 August 2025;
 Framework Travel Plan Ref: CAM-ARP-XX-XX-RP-OT-0002 Issue V2 by Arup dated 18 August 2025;
 Cambridge Halls, (the "Residence"), Non-Student Management Plan for Summer Occupancy received by the City Council as local planning authority on 31 July 2025
 Manchester Metropolitan University letter dated 23 July 2025 regarding discounted accommodation;
 Flood Risk Assessment Date Environment Agency dated 14 April 2025;

Ground Investigation Report Reference CAM-ARP-ZZ-XX-RP-G-0002 P02 by ARUP dated 11 April 2025;

Energy and Carbon Proforma GMCA Non-residential Major Development dated 20.06.2025;

Statutory Biodiversity Metric V2 0 dated 19 August 2025;

Streetscape and Areas Surrounding Cambridge Halls Schedule of Condition V1 dated 23 October 2025 by Point 2 Surveyors Limited with accompanying photographic survey 'Schedule of Condition: Contact Photo Sheet' both received by the Local Planning Authority on 4 November 2025,

Demolition Management Plan by P P O'Connor received by the City Council as local planning authority on 31 October 2025;

Wider Site Logistics showing Pedestrian & Cycle Routes dated 18 November by Graham received by the Local Planning Authority on 28 November 2025;

Site Logistics Rev 7 dated 18/11/2025 by Graham received by the Local Planning Authority on 28 November 2025;

Traffic Management Plan SAL-D03529 REV A by Graham received by the Local Planning Authority on 28 November 2025;

Construction Management Plan Reference: CAM-ARP-ZZ-ZZ-RP-CMP-000001 P03 by Arup dated 14 May 2025 received by the Local Planning Authority on 24 November 2025;

Stage 2 Accommodation Schedule Revision P10 dated 19/05/2025;

Geotechnical and Geoenvironmental Desk Study Reference CAM-ARUP-ZZ-XX-RP-G-0001 revision P02 by Arup dated 11th April 2025;

Flood Risk Assessment & Drainage Strategy Reference CAM-ARP-ZZ-ZZ-RP-C-0001 Rev P03 by ARUP dated 25 April 2025;

Fire Statement form received by the City Council as local planning authority on 7 May 2025;

Energy Statement Stage 2 Reference: 15299-WAT-XX-XX-RP-V-59015 P01 by Waterman Building Services Ltd dated April 2025;

Ecological Impact Assessment Report 1520/Version 2.0 by Johns Associates dated 15 April 2025;

Crime Impact Statement Version A: dated 25/02/2025 Ref: 2014/0909/CIS/01 by Greater Manchester Police;

Site Waste Management Plan Reference: CH-SWMP by ARUP dated 2 December 2024;

Broadband Connectivity Assessment by Pagerpower March 2025;

Breeam Pre-Assessment Breeam New Construction v6.1 Student Residential (Phase 1) by Waterman dated April 2025;

Breeam Pre-Assessment Breeam New Construction v6.1 Student Residential (Phase 2) by Waterman dated April 2025;

Biodiversity Net Gain (BNG) Report 1520/Version 1.0 by Johns Associates dated 15 April 2025;

Arboricultural Implications Assessment by Johns Associates received by the City Council as local planning authority on 7 May 2025,

Environmental Statement Volume 1: by Turley dated April 2025;

Environmental Statement Volume 2: Appendices received by the City Council as local planning authority on 7 May 2025;

Environmental Statement Volume 3: Environmental Management Plan (EMP) by Turley dated April 2025;

Environmental Statement Volume 4: Non-Technical Summary (NTS) by Turley dated April 2025;

Transport Statement Reference 01 by ARUP dated 30 April 2025 as amended by the drawings received by the City Council as local planning authority on 15 August 2025

and the Transport Statement Addendum Ref: CAM-ARP-XX-XX-RP-OT-0003 P01 by Arup dated 18 August 2025;
 Terrestrial Television Baseline Survey by Pagerpower dated June 2024;
 Sustainability Statement Stage 2 15299-WAT-XX-XX-RP-V-59008 by Waterman dated April 2025;
 Student Management Plan by Unite Students dated April 2025;
 Planning and Tall Building Statement by Turley dated April 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;
 Appendix C Sustainability Services Approved Document O Overheating Assessment Stage 2 Reference: BSD15299-WAT-XX-XX-RP-V-59016 by Waterman dated April 2025;
 Outline Local Labour Method Statement dated April 2025;
 Sustainability Services Operational Waste Management Strategy Stage 2 15299-WAT-XX-XX-RP-V-59017 by Waterman dated April 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025,
 Health Impact Assessment by Turley dated May 2025;
 Green and Blue Infrastructure Statement 1132-RFM-XX-XX-RP-L-0001 by re-form dated March 2025 as amended by the drawings and documents received by the City Council as local planning authority on 15 and 18 August 2025;
 Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project received by the City Council as local planning authority on 24 September 2025;
 Local Labour Construction Proosal and Reporting Template received by the City Council as local planning authority on 24 September 2025;
 Employer's Instruction Bespoke Pre-Contract Services Agreement EA1020 Contractor Parking dated and received by the Local Planning Authority on 24 November 2025; and
 Vol 2 - Employer's Requirements No Parking Policy for Construction Sites Pre-Construction Services Agreement received by the Local Planning Authority on 8 December 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 development hereby approved shall be phased in accordance with drawing number 998-CPA-ZZ-00-DR-A-0113 Rev P01 Site Plan - Phasing.

Reason - For the avoidance of doubt, pursuant to Policy DM1 of the Core Strategy, as the development is proposed to be carried out in a phased manner.

4) The student accommodation element of the development hereby approved shall be used as purpose built student accommodation (PBSA) (*Sui Generis*) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) (including 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), other than in accordance with the approved Cambridge Halls, (the "Residence"), Non-Student Management Plan for Summer Occupancy received by the City Council as local planning authority on 31 July 2025 for persons attending the University's summer courses.

Reason - To ensure that the accommodation is used solely for the intended purpose - student accommodation and 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; 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.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the commercial space within the development shown on drawing numbers 998-CPA-ZZ-01-DR-A-0222 P01 and 998-CPA-ZZ-00-DR-A-0221 P01 shall only be used for Use Class E (excluding convenience retail) and / or Use Class F1(a) and / or Use Class F2(b).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstances of the application site, ensuring the vitality of the units and in the interest of residential and visual amenity, pursuant policy DM1 of the Core Strategy for Manchester.

6) The commercial units hereby approved shall remain as separate units and shall not be sub-divided or amalgamated without the benefit of planning permission being secured.

Reason - In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

7) The window(s) to the commercial units hereby approved shall be retained as clear glazed window openings 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.

8) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1 March to 30 September 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 shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

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

Accessible rooms shall be provided in accordance with the approved plans and shall be in place prior to the first use of the student accommodation and thereafter retained and maintained in situ.

Reason - To ensure that satisfactory disabled access is provided pursuant to the provisions of Core Strategy policy DM1 and policy JP-H3 of the Places for Everyone Joint Development Plan.

10) 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.

11) a. The development shall be carried out in accordance with the Employer's Instruction Bespoke Pre-Contract Services Agreement EA1020 Contractor Parking dated and received by the Local Planning Authority on 24 November 2025 and Vol 2 - Employer's Requirements No Parking Policy for Construction Sites Pre-Construction Services Agreement received by the Local Planning Authority on 8 December 2025.

b. Within one week of the development contract having been signed by the Applicant and their demolition and construction contractor, evidence of how demolition/construction workers shall be prevented from parking on the highways in the areas of Hulme and Ardwick surrounding the site during the demolition and construction phases of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved details.

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

12) Within one month of the completion of all construction/fit-out works, the carriageways/footways surveyed in the approved Streetscape and Areas Surrounding Cambridge Halls Schedule of Condition V1 dated 23 October 2025 by Point 2 Surveyors Limited with accompanying photographic survey 'Schedule of Condition' Contact Photo Sheet' both received by the Local Planning Authority on 4 November 2025 shall be re-surveyed and the results along with a scheme (including timescales for implementation) for the repair and reinstatement of any carriageways/footways where damage has occurred shall be submitted to and approved in writing by the City Council as local planning authority.

The repairs/reinstatement of carriageways/footways shall take place in accordance with the agreed scheme.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

13) During the operational phase of the PBSA development, there shall be no servicing or collections carried out at the site outside the hours of

07:30 to 20:00, Monday to Saturday,

There shall be no servicing or collections carried out at the site on Sundays or Bank Holidays.

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

14) During the operational phase of the commercial units hereby approved, there shall be *no deliveries, servicing or collections carried out at the site outside the hours of:*

07:30 to 20.00, Monday to Saturday,

There shall be no deliveries, servicing or collections carried out at the site on Sundays or Bank Holidays.

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

15) Prior to the occupation of the development hereby approved a signage strategy for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved signage strategy shall then be implemented and used to inform any future advertisement applications for the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) The delivery of food, parcels and other goods to the student accommodation units hereby approved shall be managed in accordance with the Student Management Plan dated April 2025 by Unite.

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

17) The moving in and moving out of students to the student accommodation hereby approved shall be managed in accordance with the approved Student Management Plan dated April 2025 by Unite.

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

18) The student accommodation shall operate at all times in accordance with approved Student Management Plan by Unite Students dated April 2025.

Reason - In the interests of highway safety and the protection of residential amenity pursuant to policy DM1 of the Core Strategy.

19) The PBSA development hereby approved shall be carried out and managed in accordance with the Manchester Metropolitan University letter dated 23 July 2025 regarding discounted accommodation.

Reason - To ensure that a level of affordable accommodation is provided in accordance with Policy JP-H2 Affordability of New Housing of the Places for Everyone.

20) No external doors to the ground floor (other than those designated as fire exits and substations) shall open outwards onto adjacent pedestrian routes.

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

21) a) Phase 1 of the development shall be carried out in accordance with Chapter 8 of the Ground Investigation Report Reference: CAM-ARP-ZZ-XX-RP-G-0002 P02 dated 11 April 2025 by Arup, including carrying out a watching brief during construction. 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 during the Watching Brief, then further development shall cease and/or Phase 1 of the development shall not be occupied until a report outlining what measures, if any, are required to remediate the land (the 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 approved Remediation Strategy.

b) Prior to the first use/occupation of Phase 1 of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of Phase 1 of the development.

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.

22) a) The demolition phase of the Phase 1 development shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to demolition work within Phase 1 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

23) a) Phase 1 of the development, not including demolition, shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and

the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to construction work within Phase 1 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

24) The Phase 1 demolition shall be carried out in accordance with the following demolition management plan documents:

Demolition Management Plan by P P O'Connor received by the City Council as local planning authority on 31 October 2025;

Wider Site Logistics showing Pedestrian & Cycle Routes dated 18 November by Graham received by the Local Planning Authority on 28 November 2025;

Site Logistics Rev 7 dated 18/11/2025 by Graham received by the Local Planning Authority on 28 November 2025; and

Traffic Management Plan SAL-D03529 REV A by Graham received by the Local Planning Authority on 28 November 2025.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

25) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development (not including demolition) within Phase 1, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt shall include:

- *Display of an emergency contact number;

- *Details of Wheel Washing;

- *Dust suppression measures;

- *Compound locations where relevant;

- *Location, removal and recycling of waste;

- *Types and frequency of vehicular demands;

- *Routing strategy and swept path analysis;

*Parking of construction vehicles and staff;

*A community consultation strategy that details how and when local businesses and any residents will be consulted on matters such as hours of work, noisy working, road closures and suspension of parking bays;

*Sheeting over of construction vehicles; and

*Details of dust control including measures required to protect the Rochdale Canal, the Civic Quarter Energy Centre and the adjacent railway viaduct from dust and debris from the demolition.

The development shall be carried out in accordance with the approved construction management plan.

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

26) a) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 1, the following shall be submitted to and approved in writing by the City Council as local planning authority:

- i. Baseline samples and specifications of all materials to be used on all external elevations;
- ii. Drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme;
- iii. A programme for the production of the full sized sample panels and strategy for quality control management; and
- iv. A full sample of a new window.

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

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings agreed in part a) above.

c) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 1, a Circular Economy Statement (Materials), to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle, shall be submitted to and approved in writing by the Local Planning Authority.

d) The approved materials shall then be implemented as part of the Phase 1 development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

27) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 1, full details, including annotated scaled plans, elevations and cross sections, of a bespoke design for any areas where louvres are shown on the elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

28) a. Notwithstanding the approved details, prior to any above ground works within Phase 1, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as local planning authority. The programme shall include submission and implementation timeframes for the following details:

- (i) The exact layout/design of the pedestrian and cycle route through the site;
- (ii) Details of the proposed hard landscape materials;
- (iii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iv) Details of delineation measures between private and adopted areas of footway to define the extent of the adopted highway;
- (v) Details of the proposed soft landscape including proposed size, species and planting specification including tree pits and design;
- (vi) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (vii) Details of boundary treatments, including gates, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;
- (viii) Details of the proposed street furniture including seating, bins and lighting;
- (ix) Details of any external steps and handrails;
- (x) Details of any measures required to mitigate the wind impacts of the proposal; and
- (xi) Details including exact locations of external cycle parking.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved programme.

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 and EN15 of the Core Strategy and Section 15 of the NPPF.

29) Prior to the first occupation of Phase 1 of the development hereby approved, a detailed 30 year landscaped management plan for the Phase 1 development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

30) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 1, not including demolition, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the following information.

- a) Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours;
- b) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
- c) Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- d) Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates;
- e) A finalised drainage layout showing all components, outfalls, levels and connectivity;
- f) An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- g) Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2,

no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change;

h) Where a sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice;

i) Where a sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice;

j) A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements);

k) Construction details of flow control and SuDS elements; and

l) A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The approved details shall be implemented in full before first occupation of the Phase 1 development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

31) Prior to the first occupation/use of the development within Phase 1, details of the implementation, maintenance and management of the approved surface water drainage scheme, shall be submitted to and approved in writing by the City Council as local planning authority. Those details shall include:

a. Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 20;

b. Provide As-Built construction drawings or confirm that they align with the original design construction drawings; and

c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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 pursuant to national policies within the NPPF and NPPG and the Manchester Core Strategy policies EN08 and EN14.

32) Prior to the commencement of development (not including demolition) within Phase 1, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall include:

a) Measure the existing television signal reception within the potential impact areas identified in the Terrestrial Television Baseline Survey by Pagerpower dated June 2024 before development (not including demolition) within Phase 1 commences. The work

shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in part (a) of this condition within one month of the practical completion of the Phase 1 development or before the Phase 1 development is first occupied, whichever is the sooner, and at any other time during the construction of the Phase 1 development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in part (a) of this condition above. The approved measures must be carried out either before the Phase 1 building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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 10 of the National Planning Policy Framework.

33) a) Prior to any above ground works, not including demolition or site clearance, associated with Phase 1 of the development a noise insulation and ventilation scheme *for acoustically insulating the student accommodation within Phase 1 against and* external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times);

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

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the student accommodation within Phase 1, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until

conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from internal and external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

34) a) Notwithstanding the details shown within the approved drawings and documents, the PBSA communal amenity uses within Phase 1 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of the PBSA in Phase 1.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the communal amenity uses within Phase 1 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 1 conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 PBSA development.

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

35) a) Notwithstanding the details shown within the approved drawings and documents, the commercial uses within Phase 1 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of each of the commercial uses in Phase 1.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency

bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the commercial uses within Phase 1 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 1 conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 commercial uses.

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

36) a) Prior to any above ground works within Phase 1, not including demolition or site clearance, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The Phase 1 development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the development within Phase 1, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

37) No part of the site outside the building within Phase 1 shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside the building. This does not preclude pedestrians and cyclists using the route between Chatham Street and Cambridge Street as a thoroughfare.

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

38) a) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 1 of the development, details of the storage and disposal of refuse for the PBSA within Phase 1 shall be submitted to and approved in writing by the City Council as local planning authority.

b) The details approved in part a) of this condition above shall be implemented in full as part of Phase 1 of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

39) a) Notwithstanding the details shown within the approved drawings and documents, before use of each commercial unit within Phase 1 of the development commences, a scheme for the storage and disposal of refuse for that unit shall be submitted to and approved in writing by the City Council as local planning authority.

b) The details approved in part a) of this condition above shall be implemented in full as part of the Phase 1 development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

40) Prior to first use of the PBSA within Phase 1 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the PBSA premises within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

41) Prior to first use of the commercial uses within Phase 1 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the commercial premises within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

42) a. External lighting within Phase 1 shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority prior to installation of the lighting.

b. Prior to occupation of the development within Phase 1 a verification report to validate that the relevant works undertaken throughout the development conform to the recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and timescales for implementation. The measures to ensure compliance shall be carried out in accordance with the approved timescales.

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.

43) The commercial unit within Phase 1 shall not be occupied unless and until the opening hours of the proposed use have been agreed in writing by the City Council as local planning authority. That use thereafter shall not open outside the approved hours.

Reason - In the interests of residential amenity in accordance with saved policy DC 26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

44) Prior to the first occupation of Phase 1 of the development, a Waste and Servicing Management Strategy in relation to the operation of Phase 1 of the development shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of loading areas and shall include full details of any highway works (including any traffic regulation orders or other traffic measures) required.

The development shall operate in accordance with the agreed strategy.

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

45) Prior to first occupation of the development within Phase 1, a scheme of highway works in relation to the development within Phase 1 shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The scheme shall include details of all works to on-site and off-site highways, including (but not limited to):

- i. Footway and loading arrangements;
- ii. Relocation/closure of parking bays/TROs,
- iii. Disabled parking bays;

iv. Footway works (including reinstatement, resurfacing and installation of dropped kerbs and tactile paving at crossing points, and review of footway street furniture and infrastructure where necessary); and

v. Provision of cycle parking.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

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.

46) Notwithstanding the details shown within the approved drawings and documents, no part of the development within Phase 1 shall be occupied unless and until space and facilities for bicycle parking, including bicycle hire stands, have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

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, pursuant to policy T1 of the City of Manchester Core Strategy

47) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the student accommodation within Phase 1, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the student accommodation within Phase 1, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the student accommodation within Phase 1 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

48) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the commercial unit hereby approved within Phase 1, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer

and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the commercial unit hereby approved within Phase 1, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the commercial unit hereby approved within Phase 1 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

49) The development within Phase 1 shall be carried out only in accordance with the recommendations of the *Crime Impact Statement Version A: for Turley* dated 25/02/2025 Ref: 2014/0909/CIS/01 by Greater Manchester Police. The development within Phase 1 shall not be occupied or used until the City Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to the development.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

50) The Phase 1 PBSA development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the Phase 1 PBSA development is first occupied.

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, and the principles contained within The Guide to Development in Manchester 2 SPD.

51) The commercial space within the Phase 1 development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the commercial space within the Phase 1 development is first occupied.

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, and the principles contained within The Guide to Development in Manchester 2 SPD.

52) No externally mounted telecommunications equipment shall be mounted on any part of the development within Phase 1, including the roofs.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

53) a) Phase 2 of the development shall be carried out in accordance with Chapter 8 of the Ground Investigation Report Reference: CAM-ARP-ZZ-XX-RP-G-0002 P02 dated 11 April 2025 by Arup, including carrying out a watching brief during construction. 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 during the Watching Brief, then further development shall cease and/or Phase 2 of the development shall not be occupied until a report outlining what measures, if any, are required to remediate the land (the 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 approved Remediation Strategy.

b) Prior to the first use/occupation of Phase 2 of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of Phase 2 of the development.

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.

54) a) The demolition phase of the Phase 2 development shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to demolition work within Phase 2 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

55) a) Phase 2 of the development, not including demolition, shall be carried out in accordance with the approved Local Labour Proposal comprising the Graham - Local benefits/Social Value Delivery Plan (SVDP) MMU/Unite Cambridge Halls Project and the Local Labour Construction Proposal and Reporting Template, both received by the City Council as local planning authority on 24 September 2025.

(b) Within one month prior to construction work within Phase 2 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to Local Labour Proposal approved in part a) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester

56) The Phase 2 demolition shall be carried out in accordance with the following demolition management plan documents:

Demolition Management Plan by P P O'Connor received by the City Council as local planning authority on 31 October 2025,

Wider Site Logistics showing Pedestrian & Cycle Routes dated 18 November by Graham received by the Local Planning Authority on 28 November 2025;

Site Logistics Rev 7 dated 18/11/2025 by Graham received by the Local Planning Authority on 28 November 2025, and

Traffic Management Plan SAL-D03529 REV A by Graham received by the Local Planning Authority on 28 November 2025.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

57) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development (not including demolition) within Phase 2, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt shall include:

- *Display of an emergency contact number;

- *Details of Wheel Washing;

- *Dust suppression measures;

- *Compound locations where relevant;

- *Location, removal and recycling of waste;

- *Types and frequency of vehicular demands;

- *Routing strategy and swept path analysis;

- *Parking of construction vehicles and staff;

- *A community consultation strategy that details how and when local businesses and any residents will be consulted on matters such as hours of work, noisy working, road closures and suspension of parking bays;

- *Sheeting over of construction vehicles; and

*Details of dust control including measures required to protect the Rochdale Canal, the Civic Quarter Energy Centre and the adjacent railway viaduct from dust and debris from the demolition.

The development shall be carried out in accordance with the approved construction management plan.

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

58) a) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 2, the following shall be submitted to and approved in writing by the City Council as local planning authority:

- i. Baseline samples and specifications of all materials to be used on all external elevations;
- ii. Drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme;
- iii. A programme for the production of the full sized sample panels and strategy for quality control management, and
- iv. A full sample of a new window.

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

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings agreed in part a) above.

c) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 2, a Circular Economy Statement (Materials), to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle, shall be submitted to and approved in writing by the Local Planning Authority.

d) The approved materials shall then be implemented as part of the Phase 2 development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

59) Notwithstanding the details submitted with the application, prior to the commencement of development above slab level (not including demolition) within Phase 2, full details, including annotated scaled plans, elevations and cross sections, of a bespoke design for any areas where louvres are shown on the elevations shall be

submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

60) Notwithstanding the approved details, prior to any above ground works within Phase 2, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as local planning authority. The programme shall include submission and implementation timeframes for the following details:

- (i) The exact layout/design of the pedestrian and cycle route through the site;
- (ii) Details of the proposed hard landscape materials;
- (iii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- (iv) Details of delineation measures between private and adopted areas of footway to define the extent of the adopted highway;
- (v) Details of the proposed soft landscape including proposed size, species and planting specification including tree pits and design;
- (vi) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (vii) Details of boundary treatments, including gates, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;
- (viii) Details of the proposed street furniture including seating, bins and lighting;
- (ix) Details of any external steps and handrails;
- (x) Details of any measures required to mitigate the wind impacts of the proposal; and
- (xi) Details including exact locations of external cycle parking.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved programme.

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 and EN15 of the Core Strategy and Section 15 of the NPPF.

61) Prior to the first occupation of Phase 2 of the development hereby approved, a detailed 30 year landscaped management plan for the Phase 2 development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

62) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 2, not including demolition, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the following information:

- a) Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours;
- b) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
- c) Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- d) Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates;
- e) A finalised drainage layout showing all components, outfalls, levels and connectivity;
- f) An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- g) Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change;
- h) Where a sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice;
- i) Where a sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice;

- j) A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements);
- k) Construction details of flow control and SuDS elements;
- l) A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753); and
- m) A feasibility assessment and engineering details of the Green / Blue Roof.

The approved details shall be implemented in full before first occupation of the Phase 2 development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN08 and EN14 of the Core Strategy.

63) Prior to the first occupation/use of the development within Phase 2, details of the implementation, maintenance and management of the approved surface water drainage scheme, shall be submitted to and approved in writing by the City Council as local planning authority. Those details shall include:

- a. Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 20;
- b. Provide As-Built construction drawings or confirm that they align with the original design construction drawings; and
- c. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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 pursuant to national policies within the NPPF and NPPG and the Manchester Core Strategy policies EN08 and EN14.

64) Prior to the commencement of development (not including demolition) within Phase 2, studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall include:

- a) Measure the existing television signal reception within the potential impact areas identified in the Terrestrial Television Baseline Survey by Pagerpower dated June 2024 before development (not including demolition) within Phase 2 commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in part (a) of this condition within one month of the practical completion of the Phase 2 development or before the Phase 2 development is first occupied, whichever is the sooner, and at any other time during the construction of the Phase 2 development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in part (a) of this condition above. The approved measures must be carried out either before the Phase 2 building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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 10 of the National Planning Policy Framework.

65) a) Prior to any above ground works, not including demolition or site clearance, associated with Phase 2 of the development a noise insulation and ventilation scheme for acoustically insulating the student accommodation within Phase 2 against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 10 times);

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

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first use/occupation of the student accommodation within Phase 2, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

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

Reason - To secure a reduction in noise from internal and external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1

of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

66) a) Notwithstanding the details shown within the approved drawings and documents, the PBSA communal amenity uses within Phase 2 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of the PBSA in Phase 2.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the communal amenity uses within Phase 2 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 2 conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 PBSA development.

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

67) a) Notwithstanding the details shown within the approved drawings and documents, the commercial uses within Phase 2 shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to first occupation of each of the commercial uses in Phase 2.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the commercial uses within Phase 2 a verification report shall be submitted to and approved in writing to validate that the work undertaken throughout the development in Phase 2 conforms to the recommendations and requirements in the

approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the Phase 1 commercial uses.

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

68) a) Prior to any above ground works within Phase 2, not including demolition or site clearance, *either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location*, shall be submitted to and approved in writing by the Local Planning Authority. The Phase 2 development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the development within Phase 2, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

69) No part of the site outside the building within Phase 2 shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside the building. This does not preclude pedestrians and cyclists using the route between Chatham Street and Cambridge Street as a thoroughfare.

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

70) a) Notwithstanding the details shown within the approved drawings and documents, prior to the commencement of development within Phase 2 of the development, details of the storage and disposal of refuse for the PBSA within Phase 2 shall be submitted to and approved in writing by the City Council as local planning authority.

b) The details approved in part a) of this condition above shall be implemented in full as part of Phase 2 of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

71) a) Notwithstanding the details shown within the approved drawings and documents, before use of each commercial unit within Phase 2 of the development commences, a scheme for the storage and disposal of refuse for that unit shall be submitted to and approved in writing by the City Council as local planning authority.

b) The details approved in part a) of this condition above shall be implemented in full as part of the Phase 2 development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

72) Prior to first use of the PBSA within Phase 2 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the PBSA premises within Phase 2 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

73) Prior to first use of the commercial uses within Phase 2 hereby approved, a scheme for the extraction of any fumes, vapours and odours from the commercial premises within Phase 2 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

74) a. External lighting within Phase 2 shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority prior to installation of the lighting.

b. Prior to occupation of the development within Phase 2 a verification report to validate that the relevant works undertaken throughout the development conform to the

recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and timescales for implementation. The measures to ensure compliance shall be carried out in accordance with the approved timescales.

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.

75) The commercial unit within Phase 2 shall not be occupied unless and until the opening hours of the proposed use have been agreed in writing by the City Council as local planning authority. That use thereafter shall not open outside the approved hours

Reason - In the interests of residential amenity in accordance with saved policy DC 26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

76) Prior to the first occupation of Phase 2 of the development, a Waste and Servicing Management Strategy in relation to the operation of Phase 2 of the development shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of loading areas and shall include full details of any highway works (including any traffic regulation orders or other traffic measures) required.

The development shall operate in accordance with the agreed strategy.

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

77) Prior to first occupation of the development within Phase 2, a scheme of highway works in relation to the development within Phase 2 shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The scheme shall include details of all works to on-site and off-site highways, including (but not limited to).

- i. Footway and loading arrangements;
- ii. Relocation/closure of parking bays/TROs,
- iii. Disabled parking bays;
- iv. Footway works (including reinstatement, resurfacing and installation of dropped kerbs and tactile paving at crossing points, and review of footway street furniture and infrastructure where necessary);
- v. The pedestrian and cycle thoroughfare between Chatham Street and Cambridge Street; and

vi. Provision of cycle parking.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

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.

78) Notwithstanding the details shown within the approved drawings and documents, no part of the development within Phase 2 shall be occupied unless and until space and facilities for bicycle parking, including bicycle hire stands, have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

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, pursuant to policy T1 of the City of Manchester Core Strategy.

79) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the student accommodation within Phase 2, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the student accommodation within Phase 2, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the student accommodation within Phase 2 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

80) a) Notwithstanding the details shown within the approved drawings and documents, before first occupation of the commercial unit hereby approved within Phase 2, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the commercial unit hereby approved within Phase 2, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented prior to first occupation of the commercial unit hereby approved within Phase 2 and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

81) The development within Phase 2 shall be carried out only in accordance with the recommendations of the Crime Impact Statement Version A: for Turley dated 25/02/2025 Ref: 2014/0909/CIS/01 by Greater Manchester Police. The development within Phase 2 shall not be occupied or used until the City Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to the development.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

82) *The Phase 2 PBSA development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the Phase 2 PBSA development is first occupied.*

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, and the principles contained within The Guide to Development in Manchester 2 SPD.

83) The commercial space within the Phase 2 development shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before the commercial space within the Phase 2 development is first occupied.

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, and the principles contained within The Guide to Development in Manchester 2 SPD.

84) No externally mounted telecommunications equipment shall be mounted on any part of the development within Phase 2, including the roofs.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

85) In the event that the development within Phase 2 (not including demolition or site clearance works) does not commence within 3 months of the first occupation of Phase 1, the pedestrian and cycle route through the site shall be fully implemented in

accordance with details and timescales to be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure safe access through the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 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:

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A

1. Dust & Smoke Emissions

Due to the location of the proposals within proximity to flight paths associated with Manchester Airport, care should be taken to prevent excessive dust and smoke emissions. Dust and smoke can present a visual hazard to pilots and air traffic control, and if ingested can cause aircraft damage.

2. Crane and Tall Equipment Notifications

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

3. Highways

a. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with Manchester City Council's (MCC) Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk

b. The applicant is encouraged to have early engagement with MCC's Events and Network Management Team
highwaynetworkmanagement@manchester.gov.uk.

c. A S278 agreement is required for works to the adopted highway. A deposit is required to begin the S278 application. Additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site. The minimum standard S278 technical approval timescale is between 4-6 months and, if TRO's are included, can take 12 months, so please programme this into your timetable. Please note: you will not be able to start works on the highway until technical approval has been given by the S278 Engineer and the relevant highways permits granted.

d. Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense.

e. Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:
https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

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

4. Bio-Diversity Net Gain

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat,
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

5. Advertisements

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Fire Safety

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

7. Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

8. The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

9. Construction Working Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:

- o Monday - Friday. 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

The applicant should refer to:

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9

and

IAQM/EPUK Construction Guidance at:
<http://iaqm.co.uk/guidance/>

DRAFT DECISION

Notes

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

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

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

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

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

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

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

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A



The Coal
Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

Standing Advice valid from 1st January 2023 until 31st December 2024

SCHEDULE 3

THE OWNER'S COVENANTS

The Owner hereby covenants with the Council as follows

1. General

1 1 To notify the Council in writing within 5 (five) Working Days of Commencement of Development

1 2 To notify the Council in writing not less than 5 (five) Working Days prior to of the first Occupation of the purpose-built student accommodation element of the Development

2. Private Waste Collection

2 1 From the Occupation of any part of the purpose-built student accommodation element of the Development, the Owner shall procure the collection of all waste arising therefrom by a Private Waste Contractor no less than twice per week, in addition to any waste collections provided by the Council and maintain such collections at the same frequency for the lifetime of the Development

2 2 This obligation shall apply to all waste arising from the purpose-built student accommodation element of the Development

2 3 The Owner shall provide the Council, upon written request, with evidence of compliance with this obligation, including

2 3 1 copies of contracts with the Private Waste Contractor,

2 3 2 records of collection schedules and volumes,

2 3 3 any other reasonable documentation demonstrating ongoing compliance

3. Retention of Architect

3 1 To use Best Endeavours to continue to employ the Architect as the lead architects throughout the Construction Period

3 2 Should the Architect not be appointed or continue to be appointed in accordance with paragraph 3 1 above the Owner shall notify the Council within 10 (ten) Working Days of this fact and shall use Best Endeavours to appoint a replacement architect of a similar calibre and reputation as soon as reasonably practicable and shall notify the Council of the identity of the replacement architect within 10 (ten) Working Days of such appointment

SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows

- 1 To issue the Planning Permission within two (2) Working Days of the date hereof

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



AUTHORISED SIGNATORY



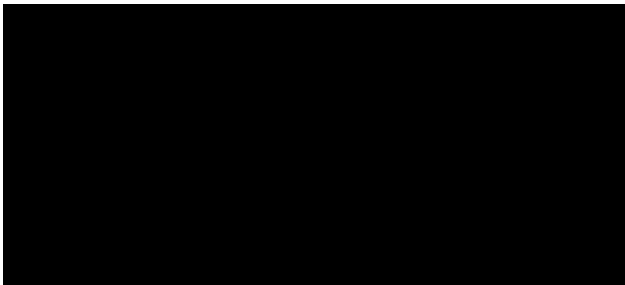
01131262

EXECUTED AS A DEED by
AFFIXING THE COMMON SEAL OF
THE MANCHESTER METROPOLITAN
UNIVERSITY



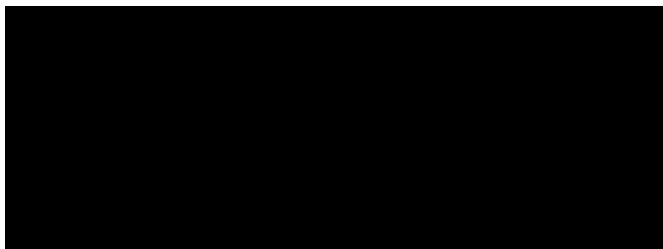
In the presence of:

Authorised Signatory



(name)

Authorised Signatory



(name)