MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Ellie Nicholson National Trust Epsom Court White Horse Business Park Wiltshire BA14 0XF	Mr Marc Zablotny Iceni Projects Windmill Green 24 Mount Street Manchester M2 3NX

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 3 (Drawings), 18(a-d) (BNG HMMP) and 32 (Repairs) attached to Planning Permission 140875/FO/2024 to provide BNG details and repairs including the use of concrete.

Location: Castlefield Viaduct , Between Beaufort Street And Egerton Street, Manchester, M3 4PU

Date of application: 23 January 2026

Application number: 145024/JO/2026

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) In this permission, the following definitions are applicable:

- The areas for Phases 1 & 2 are shown on Drawing No. 12.2413 (PL)002A.

- Alterations to Phase 1: to include external alterations to the Engagement Centre (central building), the demolition of the existing welfare centre, the installation of the new welfare centre (refurbished shipping container), repairs to the structure, new lighting, the installation of the waste tank and replacement of the entrance security fencing.

- Phase 2: to include vegetation clearance, ballast removal, hard and soft landscaping and any installations such as planters, street furniture, tool shed/greenhouse boundary treatments, lighting, the WaterAid Garden, Egerton Street staircase and Egerton Street lift.

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development must be begun no later than 28 March 2028.

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

3) The development hereby approved shall be carried out in accordance with the following drawings and documents, as received by the City Council on 28 August 2024:

- Nomenclature: CVI-ARUP-ZZ-ZZ-DR-S-1055 T1
- Spans, Piers and Beams: CVI-ARUP-ZZ-ZZ-DR-S-1056

Received by the City Council on 24 September 2024:

- Environmental Standards Statement, prepared by National Trust
- Blue and Green Infrastructure Statement, prepared by National Trust
- Geotechnical and Geoenvironmental Desk Study, prepared by Arup
- Ground Investigation Report and Contaminated Land Risk Assessment, prepared by Arup
- Acoustic Assessment: 282210-50/R01
- Lighting Design Report: CVI-ARUP-ZZ-ZZ-RP-E-630
- Crime Impact Statement: 2021/0347/CIS/02
- Waste (Contractor Instruction), prepared by National Trust
- Statement of Heritage Significance, prepared by Purcell
- Heritage Impact Assessment, prepared by Purcell
- Transport Statement: CVI-ARUP-ZZ-ZZ-RP-T-00003
- Flood Risk Assessment: CVI-ARUP-ZZ-ZZ-RP-C-000001
- Draft Construction Management Plan
- Phase 2 Operational Overview
- General Notes: CVI-ARUP-ZZ-XX-DR-S-0001 T1
- Concept Fire Strategy: CVI-ARUP-ZZ-ZZ-RPT-YF-0004

Received by the City Council on 13 November 2024:

- Waste Management: 12.2413 (DIA)008

Received by the City Council on 21 November 2024:

- Preliminary Ecological Appraisal: UG_922_PEA_04_2024
- Bat Survey Report: UG_922_BSR_2024_01

Received by the City Council on 26 November 2024:

- Waste Proforma

Received by the City Council on 20 December 2024:

- Proposed Context Sections: 12.2413 (PL)300A
- Proposed Engagement Centre Sections: 12.2413 (PL)302A
- Proposed Garden Sections: 12.2413 (PL)303A
- Proposed Boardwalk Sections: 12.2413 (PL)304A
- Proposed Egerton Egress Stair-Lift: 12.2413 (PL)305A
- Water Aid Cross Section: 12.2413 (PL)306A
- Proposed Context Elevations: 12.2413 (PL)400
- Planting Schedule: CVI-BDP-ZZ-ZZ-SH-L-0001_P01

Structural

- Deck Plate: CVI-ARUP-ZZ-ZZ-DR-S-4025 Rev T2
- Stair + Lift - Viaduct Level - Sheet 1: CVI-ARUP-ZZ-ZZ-DR-S-2051 T2
- Stair + Lift - Viaduct Level - Sheet 2: CVI-ARUP-ZZ-ZZ-DR-S-2052 T2
- Stair + Lift - Viaduct Underslung Beams: CVI-ARUP-ZZ-ZZ-DR-S-2053 T2
- Stair + Lift - Global Sections 1: CVI-ARUP-ZZ-ZZ-DR-S-2061 T2
- Stair + Lift - Global Sections 2: CVI-ARUP-ZZ-ZZ-DR-S-2062 T2
- Stair + Lift Constraints Plan: No. CVI-ARUP-ZZ-ZZ-DR-S-2031 T3

Received by the City Council on 15 January 2025:

- Landscape Masterplan: CVI-BDP-ZZ-ZZ-DR-L-0001_P03
- Landscape Site Wide Plan: CVI-BDP-ZZ-ZZ-DR-L-0002_P01
- Landscape Zonal Plan: CVI-BDP-ZZ-ZZ-DR-L-1001_P03
- Substrate Design Plan: CVI-BDP-ZZ-ZZ-DR-L-1003_P02
- Planning Planting Strategy Report: CVI-BDP-ZZ-ZZ-RP-L-0001_P02
- Planting Detail Plan Zone 1: CVI-BDP-ZZ-ZZ-DR-L-2001_P02
- Planting Detail Plan Zone 2: CVI-BDP-ZZ-ZZ-DR-L-2002_P02
- Planting Detail Plan Zone 3: CVI-BDP-ZZ-ZZ-DR-L-2003_P01

Received by the City Council on 23 January 2025
- Engagement Centre: 12.2413 (PL)700B
- Proposed Colour Scheme: 12.2413 (PL)900A

Received by the City Council on 6 February 2025:
- Proposed Gates: 12.2413(31)703
- Landscaping Sections: CVI-BDP-ZZ-ZZ-DR-L-4001_P01
- Converted Shipping Container Elevations
- Ballast Removal: 12.2413 (PL)011A
- Access Plan: 12.2413 (PL)012A
- Staff Welfare External Appearance: 'Converted shipping container'
- Entrance Area, New Staff Facility¬¬: CVI-ARUP-ZZ-ZZ-DR-S-2091 T2

Received by the City Council on 27 February 2025:
- Proposed Masterplan: 12.2413 (PL)100E
- Proposed Egerton Egress Viaduct Level: 12.2413 (PL)110B
- Proposed Egerton Egress - Egerton Street Level: 12.2413 (PL)111C
- Proposed Entrance Area Section: 12.2413 (PL)301D
- Glare Potential Appraisal: CVI-ARUP-ZZ-ZZ-RP-E-2505
- Proposed Masterplan (Phases): 12.2413 (PL)002A

Received by the City Council on 23 January 2026:

o Remedials, Traverse Beams Bearing Stiffeners: CVI-ARUP-ZZ-ZZ-DR-S-4001 T1
o Truss Ends Support Boxes - Remedial Options Appraisal (Option 5): CVI-ARUP-ZZ-ZZ RP-S-000003

Received by the City Council on 18 March 2026:

o Concrete Infill Remedial: CVI-ARUP-ZZ-ZZ-DR-S-4019 T2

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, CC9, EN3 and DM1 of the Core Strategy, and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of alterations within Phase 1, a detailed construction management plan outlining working practices during development and including safe methods of working adjacent to the Metrolink overhead line equipment and other Metrolink infrastructure shall be submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the construction management plan shall include:

o Display of an emergency contact number;
o Details of Wheel Washing;
o Dust suppression measures;
o Compound locations where relevant;
o Location, removal and recycling of waste;
o Routing strategy and swept path analysis;
o Identification of the vehicular access points into the site;
o Loading and unloading of plant and materials;
o Storage of plant and materials used in constructing the development;
o Parking of construction vehicles and staff;
o Sheeting over of construction vehicles;
o Dilapidation survey with photographs and commentary
o Engagement with Metrolink;
o Works affecting Metrolink infrastructure;
o Protection of Metrolink equipment;
o Monitoring and mitigation measures to Metrolink infrastructure
o Retention of 24 hour unhindered access to Metrolink equipment;
o Construction and demolition methods to be used, including details of the use of lifting equipment or cranes (which shall not oversail the tramway or overhead line equipment);
o The erection and maintenance of any security hoarding (please note this may require an electrical isolation of the Metrolink overhead wires); and
o Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place.
o Detailed measures for protection and prevention of pollution to the adjacent canal

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

Reason - To safeguard the amenities of nearby residents, in the interests of highway safety and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of

working above and adjacent to the Metrolink system. To prevent any pollution to the adjacent canal pursuant to policies SP1, , EN17, EN16, EN19 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of Phase 2, a detailed construction management plan outlining working practices during development and including safe methods of working adjacent to the Metrolink overhead line equipment and other Metrolink infrastructure shall be submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the construction management plan shall include:

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Identification of the vehicular access points into the site;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- Dilapidation survey with photographs and commentary
- Engagement with Metrolink;
- Works affecting Metrolink infrastructure;
- Protection of Metrolink equipment;
- Monitoring and mitigation measures to Metrolink infrastructure
- Retention of 24 hour unhindered access to Metrolink equipment;
- Construction and demolition methods to be used, including details of the use of lifting equipment or cranes (which shall not oversail the tramway or overhead line equipment);
- The erection and maintenance of any security hoarding (please note this may require an electrical isolation of the Metrolink overhead wires); and
- Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place.
- Detailed measures for protection and prevention of pollution to the adjacent canal

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

Reason - To safeguard the amenities of nearby residents, in the interests of highway safety and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system. To prevent any pollution to the adjacent canal pursuant to policies SP1, , EN17, EN16, EN19 and DM1 of the Manchester Core Strategy.

6) a) Prior to the installation of external lighting and the Egerton Street lift, an Electromagnetic Compatibility Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include an assessment confirming if there will be any electromagnetic compatibility impacts from the proposed development.

Should any electromagnetic compatibility protection measures be required as a result of the lighting and/or lift, these details shall be
agreed prior to the installation.

b) Prior to the Phase 2 lighting scheme and lift being brought into use, post energisation testing and verification shall be carried out in accordance with the approved Electromagnetic Compatibility Plan. In the event that the testing and verification identifies a non-conformity, mitigation measures to ensure compliance with the relevant Electromagnetic Compatibility Plan criteria shall be submitted for approval by the Local Planning Authority prior to the relevant works commencing. The approved mitigation measures shall be implemented prior to whichever of the Phase 2 lighting scheme or lift is the source of the non-conformity being brought into use.

Reason - In the interest of safeguarding Metrolink infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) In respect to the ground conditions of Phase 1, the following documents have previously been considered and are hereby approved:

o Land Quality Desk Study and Preliminary Risk Assessment Report Reference: PC2387-RHD-ZZ-XX-RP-Z-0002 dated 10 May 2021
o Remediation Strategy Review reference: PC2387-RHD-ZZ-XX-CO-Z-0017 (received 3 March 2022).

The completion/verification report (as approved under CDN/25/0683 on 16 August 2025)

o Castlefield Viaduct Land Quality Phase 1 Pilot Verification Report: PC2387-RHD-ZZ-XX-RP-Z-0019 Status S0/P01.02

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.

8) a) Notwithstanding the submitted document (Ground Investigation Report and Contaminated Land Risk Assessment, prepared by Arup), prior to the commencement of Phase 2 hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). This shall include:

o Further ground investigation to the west of the site to provide information for the lift and stair

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, Phase 2 of the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before Phase 2 commences and a report prepared outlining what

measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which 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 Site Investigation Report and/or 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 City Council as 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 City Council as 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.

9) 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 after development commences including Phases 1 and 2, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority.

The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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

10) a) Notwithstanding the submitted Noise Impact Assessment 282210-50/R01, prior to the commencement of external alterations to the Engagement Centre and prior to the first occupation/use of Phase 2 hereby approved, the premises shall be acoustically insulated and treated to limit the breakout of noise 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. This shall include:

- Assessment of whether there will be any amplified music or sound at events within the Engagement Centre
- The maximum operational sound levels within the Engagement Centre
- Details of any noise masking features
- Any acoustic treatment if necessary, including a scheme of said treatment

The scheme shall be implemented in full before the use commences.

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 occupation of the Engagement Centre following alterations, a verification report will be required to validate that the work undertaken throughout the development 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. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. Those measures shall be implemented in full before the use commences.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) a) Prior to the installation of externally mounted ancillary plant, equipment and servicing including the Egerton Street lift, a scheme shall be submitted to and approved in writing by the City Council and shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use of any plant hereby approved, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the first use of the plant hereby approved.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 agreed noise criteria.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) No amplified sound or music shall be produced or played in any part of the site including the Engagement Centre and external areas.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

13) Prior to the commencement of Phase 2, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

o Details of surface water attenuation that offers a reduction in surface water runoff to the existing rate.
o Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

o Hydraulic calculations of the proposed drainage system, including all design parameters. 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 + Climate Change. Evidence of appropriate climate change allowance for development lifetime is required.
o Construction details of flow control and SuDS components including the permavoid proposal
o Details of how the scheme shall be maintained and managed after completion.

The development shall be constructed and completed in accordance with the approved details prior to the first use of Phase 2.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

14) Prior to the installation of the waste tank as shown on drawing No.12.2413 (PL)100E, details of the drainage of this tank shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason: To secure proper drainage and to manage the risk of contamination pursuant to Core Strategy policies EN14 and DM1.

15) Prior to the installation of the Egerton Street staircase hereby approved, an assessment of the flood resilience of these access steps shall be submitted to and approved in writing by the City Council as Local Planning Authority. The assessment shall include a plan showing an alternate access in the event of flooding.

Reason: To manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

16) Prior to the first use of Phase 2 hereby approved, the 3no. bike stands for 6no. cycles as indicated on drawing Nos.12.2413 (PL)100E and 12.2413 (PL)301D and received by the City Council, as Local Planning Authority, on 23 January 2025 shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Core Strategy.

17) Prior to the first use of Phase 2 hereby approved, a Travel Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

i) the measures proposed to be taken to reduce dependency on the private car by those attending the site or are employed by the development
ii) a commitment to surveying the travel patterns of users during the first three months of the first use of the Phase 2 and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of Phase 2, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for users, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the commencement of Phase 2, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric Report Ref: received 15 January 2025 and prepared by Urban Green.

Notwithstanding the draft Habitat Management and Monitoring Plan (the HMMP), received on 15th January, the development shall not commence until a final HMMP has been submitted to and approved in writing by the LPA. It shall be prepared in accordance with the approved Biodiversity Gain Plan and including:
(a) a non-technical summary;
(b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; and
(d) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:
(e) HMMP has been implemented; and
(f) habitat creation and enhancement works as set out in the [HMMP] have been completed.

Prior to the first use of Phase 2 of the development hereby approved:
(g) the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and
(h) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy Policy EN15, Places for Everyone Policy JP-G8 and the National Planning Policy Framework.

19) Prior to the first use of Phase 2 hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy.

20) Notwithstanding the submitted Bat Survey Report & Preliminary Ecological Appraisal (Received 21 November 2024) and the Glare Potential Appraisal (Received 21 February 2025), prior to the installation of lighting, a revised lighting strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority. The lighting strategy shall include:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to gain access to key areas of their territory, for example, for foraging;

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places;

c) demonstrate how the lighting would have no adverse effect on tram drivers' ability to read a tram signal and would not cause dazzle. All external lighting shall be installed and maintained thereafter in accordance with the approved lighting strategy. No other external lighting shall be installed without prior consent from the City Council as local planning authority.

Reason - To prevent the works from disturbing bats and to ensure that the operational requirements of the Metrolink system are met in the interests of safety, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

21) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or a method statement for the demolition including for the protection of any nesting birds is submitted to and agreed in writing by the City Council as Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works or vegetation clearance.

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

22) Notwithstanding the details shown on Drawing No.12.2413 (PL)305A, prior to the installation of the Egerton Street staircase hereby approved, full and final details including product specifications, samples and the jointing/fixing details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

23) Notwithstanding the submitted drawings, prior to the installation of the Egerton Street lift hereby approved full and final details of all external materials including product specifications, samples and the jointing/fixing details submitted to and approved in

writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

24) Notwithstanding the details shown on drawing No.12.2413(31)703, prior to the installation of fencing at the Egerton Street entrance hereby approved, product specifications and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

25) Prior to the installation of the boundary fencing along the Boardwalk hereby approved, full and final details including the product specification and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

26) Notwithstanding the details shown on drawing No.12.2413 (PL)301D, prior to the installation of the anti-climb rolling drum fencing hereby approved, the detailed design including elevations, product specifications and samples shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

27) Notwithstanding the details shown on drawing No.12.2413 (PL)301D and the elevation drawing referred to as 'Converted shipping containers', prior to the installation of the welfare centre (refurbished shipping container) hereby approved, full and final details of all external materials including product specifications and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and

appearance of the listed fabric and to ensure consistency in accordance with polices DM1, EN3 of the Core Strategy.

28) Notwithstanding drawing No.12.2413 (PL)301D, prior to the installation of the waste tank and associated timber fencing/screening, further details of the fencing including product specifications and samples shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

29) Notwithstanding the details shown on drawing No.12.2413 (PL)700B, prior to any external alterations to the Engagement Centre (central building), full and final details of all materials to be used on the external elevations including product specifications and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

30) Prior to the installation of any new external flooring, full and final details including the product specifications and samples shall be submitted to and approved in writing to the City Council as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

31) Prior to the installation of any new edge barriers, full and final details including product specifications and samples shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

32) Repairs to the viaduct hereby approved shall be implemented in accordance with the details shown on Drawing No.CVI-ARUP-ZZ-ZZ-DR-S-4001 T4 (Remedials Transverse Beams Bearing Stiffeners) and CVI-ARUP-ZZ-ZZ-DR-S-4019 T2 (Concrete Infill Remedial). The repairs shall be carried out prior to the first occupation of Phase 2.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the Listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

33) Prior to the first use of Phase 2, a signage/wayfinding strategy for the site shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

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

34) Prior to the expiry of the licence of the temporary RHS Water Aid Garden hereby approved, a suitable replacement scheme or landscaping solution shall be submitted to and approved in writing to the City Council, as Local Planning Authority. The scheme or landscaping solution shall be implemented within three months (or other agreed timeframe) of the approval of the scheme and shall be maintained in accordance with this scheme for a time period to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the land is maintained at an appropriate standard in the interest of visual amenity and to maintain the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

35) Notwithstanding the details within the submitted Operational Overview (Prepared by National Trust and Received 28 August 2025), prior to the first use of Phase 2 hereby approved, an Events Management Plan shall be submitted to and approved in writing by the City Council as Local Planning Authority.

This shall include the following details:

(a) Details of the types of events that would be held within the space including any servicing
(b) How associated vehicle and pedestrian activity can be safely controlled.

The above shall be submitted and agreed in writing by the City Council as Local Planning Authority. The events management plan shall be fully implemented, prior to first occupation of Phase 2 hereby approved and shall be kept in operation at all times thereafter.

Reason - In the interests of highway safety and amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

36) The use hereby approved shall not be operate outside the following hours:

Between 20th March - 22nd September:
Monday - Sunday 07:30 - 19:00

Between 23rd September - 19th March:
Monday - Sunday 8:00 - 17:00

Except for special events, with up to 50 events per year (no more than five each month) are permitted outside these specified operational hours, to start no earlier than 9:00 and shall end no later than 21:30.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

37) The development hereby approved shall be implemented in accordance with the submitted Access Plan drawing No.12.2413 (PL)012A. This is to allow for disabled access to all areas of the development/use hereby approved via level access, ramps and lifts.

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

38) The development shall proceed in accordance with the Crime Impact Statement prepared by Greater Manchester Police design for security (Dated 28 October 2024) with reference 2021/0347/CIS/02 stamped as received by the City Council as Local Planning Authority on 28 August 2024. The submitted scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

39) The development shall operate in accordance with the measures detail in the submitted Operational Overview (Prepared by National Trust; Received 28 August 2025) at all times for the lifetime of the development, unless otherwise updated by other conditions of this approval.

Reason - In the interest of preventing public nuisance, crime and disorder, as well as in the interest of public safety, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

40) The details of the approved Waste Management strategy as outlined in the Waste Management Plan (Received 15 November 2024) and Waste Proforma (Received 26 November 2024) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

41) Prior to the first use of the Phase 2 hereby approved, a detailed 30 year landscape environmental management plan (LEMP) for the 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 for the development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the development and remain in for the duration of the plan.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area and to ensure the development retains the biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy Policies SP1, EN9, DM1 and EN15, Places for Everyone Policy JP-G8 and the National Planning Policy Framework in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

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

Date: 20 March 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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