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5th of November 2025

Angela Leckie
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Angela,

Port Street, Manchester– Non-Material Amendment to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025)

Manchester (Port Street) Limited hereby submit an application under Section 96(a) of the Town and Country Planning Act 1990 (as amended) in order to make Non-Material Amendments ("NMA") to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025).

Background

On 7 October 2022, planning permission was granted for Port Street in Manchester City Centre (132489/FO/2021). The description of development approved under application reference 132489/FO/2021 is as follows:

> *"Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works"*

Following the granting of planning permission, subsequent applications for Non-Material Amendments were submitted to Manchester City Council ("MCC") to reflect internal and external design changes, and amendment of time triggers for specific conditions in line with the construction programme. These changes are covered by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025, summarised as follows:

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- Application Ref. 135938/NMC/2023 (Approved 25/01/23) – Internal design changes and amendments of time triggers to allow for a timely start on site for the contractor;

- Application Ref. 138008/NMC/2023 (Approved 18/09/23) – Internal and external changes following design development;

- Application Ref. 140874/NMC/2024 (Approved 06/09/24) – External Façade changes to incorporate decorative screening to ground floor louvres; and

- Application Ref. 142363/NMC/2025 (Approved 02/05/25) – Amendments to landscaping scheme, including new footpath connections, removal of the proposed gate to Great Ancoats Street and the introduction of a retaining wall with flashing detail to prevent water ingress and retain the pedestrian footpath adjacent to the Port Street Podium Block.

Prior to each submission, the Applicant has engaged and agreed with the Case Officer that these changes are considered Non-Material in nature.

Non-Material Amendments to the Approved Development

The existing scheme sought the delivery of two ground floor retail commercial units. This application is to facilitate amendments to the approved scheme for minor modifications to the tower detailing and to sub-divide one of the two commercial units (resulting in an additional retail commercial unit with 3 in total).

This application is therefore required to ensure the approved drawings show the correct layout and reference the correct plans, as well as reflecting the appropriate implementation trigger where certain elements cannot be delivered prior to occupation for factors outside of the Applicant's control.

On this basis, the Description of Development for the NMA is:

> *Variation of Conditions 2 (Approved drawings), 9 (Public Realm), 34 (Highway Works), 37 (Retail Occupation) and 38 (Fire Exits) attached to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025)*

This application is submitted following pre-application engagement with the Angela Leckie (Planning Officer at MCC) in June to October 2025, who has agreed that the proposed changes can be progressed as an NMA to the existing permission.

Amendments are therefore sought to Conditions 2 (Drawings), 9 (Public Realm), 34 (off-site highways works), 37 (Retail Occupation and 38 (Fire Exits) to reflect the revised drawing references and approved information. These are proposed due to:

- **Marketing –** To enable viable use of space and reflecting occupier interest, one ground floor retail unit requires sub-division. This requires an amendment to the approved plans set out in Condition 2 and the corresponding drawings set out in Conditions 37 and 38.

- **Tower Materials –** The originally proposed natural stone 'kicker' for tower detailing poses risks (e.g., breakage, waterproofing issues, lack of warranted specification), which is set out

in more detail within supporting information. These technical issues are resolved by extending the aluminium curtain walling to the ground. This requires an amendment to the approved plans set out in Condition 2.

- **Boundary Treatments –** Due to new details regarding an adjacent scheme, the proposed boundary treatment between Port Street and the adjacent development will change from a semi-permanent steel and timber fence to a more permanent metal fence, consistent with other Port Street designs. This change is proposed to be reflected in updated information discharged under Condition 9 and requires a variation to that Condition.

- **Condition Timing –** a discrete area of landscaping within Port Street cannot be completed until an adjacent project has completed external works. Similarly, the S.278 works package is also in the process of being formally signed off, pending the conclusion of consultations. Therefore, the Applicant is seeking to amend Conditions 9 and 34 to allow for those works to be completed within 6 month of occupation, currently scheduled for 20 January 2026.

An NMA Brochure has been prepared by SimpsonHaugh to visually articulate each design change, as set out in this letter. Table 1, below, identifies which drawing will be superseded by the new drawing submitted alongside this application.

Table 1. Revised Drawings

Drawing Name	Approved Drawing	New Drawing Reference
As amended by Ref. 138008/NMC/2023		
GA Plan Level 00	10376-SHP-Z0-A-B5D8-G200-PL-00-001 **P05**	10376-SHP-Z0-A-B5D8-G200-PL-00-001 **P06**
Tower Typical Ground Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-004 **P03**	10376-SHP-Z0-A-B5D8-G251-DE-XX-004 **P04**
GA Elevation South East	10376-SHP-Z0-A-B5D8-G200-EL-ES-001 **P06**	10376-SHP-Z0-A-B5D8-G200-EL-ES-001 **P07**
As previous discharged by ref. CDN/25/0225		
Detailed Hardworks Plan 1 of 3	Z0-REF-G710-PL-GRD-0894-0008 **C05**	Z0-REF-G710-PL-GRD-0894-0008 **C02**
Detailed Hardworks Plan 2 of 3	Z0-REF-G710-PL-GRD-0894-0009 **C05**	Z0-REF-G710-PL-GRD-0894-0009 **C14**
Detailed Hardworks Plan 3 of 3	Z0-REF-G710-PL-GRD-0894- 0010 **C06**	Z0-REF-G710-PL-GRD-0894- 0010 **C16**
New Drawing		
Site Boundaries Details	N/A	Z0-REF-G710-DE-GRD-0894-8007 **C02**

In addition to the above design changes, the details approved under Condition 34 (Highway Works) are reflected within revised condition wording and confirmation of their implementation timescale.

Condition 34 (as approved under the original application ref. 132489/FO/2021 and discharged under application ref. CDN/25/0540), requires these works to be completed prior to occupation of the building, which is scheduled for 20th January 2026. However, due to changes in the development programme, these S.278 works will not be completed by date, as the final agreement has not been signed. On this basis, Condition 34 (Highway Works) has been amended to reference that the works shall be completed within 6 months of occupation.

Similarly, due to the ongoing construction of an adjacent project, a small portion of the landscaping areas within Port Street cannot be completed prior to occupation and therefore a request is made as part of this application to allow for a 6 month period for all landscaping works to be completed. This will also allow for sufficient time for the right time of year to deliver the soft landscaping works.

As a result of the changes to the drawings identified in Table 1, the proposed revised Condition wordings for Conditions 2, 9, 34, 37 and 38 wording is provided in Appendix 1.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

> *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise"*

The Development Plan and Material Considerations for the Site and Proposed Development is comprised of the following:

DEVELOPMENT PLAN				
REGIONAL		GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
LOCAL		Manchester Core Strategy (2012)	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
MATERIAL CONSIDERATIONS				
NATIONAL		National Planning Policy Framework (2024)	Historic England's Guidance Note 4 Tall Buildings (2022)	
LOCAL	**Supplementary Planning Documents**	Guide to Development in Manchester (2007)	Provision for Housing Choice (2008)	
	Supplementary Planning Guidance	Design for Access (2003)	Manchester Residential Quality Guidance (2017)	

The proposed amendments have been considered against all relevant Development Plan Documents and other material considerations at the time of this application compared to the extant permission.

In combination, the proposals do not alter the character or description of the development, or the conclusions of the technical assessments forming the permission's approved documents. The proposed adjustments are non-material in their nature both standalone and cumulatively with the other previously approved NMAs.

Application Submission

In addition to the Application Form and Notice Certificates, this application comprises this Covering Letter and the following documentation:

- Site Wide Existing Site Location Plan (Ref. 10376-SHP-Z0-A-B5D8-G100-XP-XX-001 P01);
- Proposed GA Plan Level 00 (Ref. 10376-SHP-Z0-A-B5D8-G200-PL-00-001 **P06**);
- Proposed Tower Typical Ground Detailed Elevation (Ref. 10376-SHP-Z0-A-B5D8-G251-DE-XX-004 **P04**);
- Proposed GA Elevation South East (Ref. 10376-SHP-Z0-A-B5D8-G200-EL-ES-001 **P07**);
- Port Street Non Material Amendment Report (Ref. Z0-SHP-A180-RP-XX-NMA6 P01);
- Detailed Hardworks Plan 1 of 3 (Ref. Z0-REF-G710-PL-GRD-0894-0008 **C02**);
- Detailed Hardworks Plan 2 of 3 (Ref. Z0-REF-G710-PL-GRD-0894-0009 **C14**);
- Detailed Hardworks Plan 3 of 3 (Ref. Z0-REF-G710-PL-GRD-0894- 0010 **C16**); and
- Site Boundaries Details (Ref. Z0-REF-G710-DE-GRD-0894-8007 C02).

Previous approved information under condition discharge applications has not been resubmitted to avoid confusion with details that have been updated. The revised condition wording reflects the approved information set out on condition discharge references CDN/25/0225 and CDN/25/0540.

Summary and Conclusion

This application is to facilitate amendments to the approved scheme to facilitate minor design amendments to the tower detailing, to sub-divide one of the retail commercial units, and reflect revised boundary treatments. The Application's description of development is:

> *Variation of Conditions 2 (Approved drawings), 9 (Public Realm), 34 (Highway Works), 37 (Retail Occupation) and 38 (Fire Exits) attached to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025)*

This application has also been discussed prior to submission and the amendments proposed in this application will result in a development that is substantively unchanged from the approved development on-site but enables a more viable use of the commercial spaces. The amendments have been agreed with the Planning Authority as being non-material to the approved permission.

The proposals comply with the Development Plan when read as a whole and there are no material considerations that would justify refusal of the application. We therefore respectfully request that this application be supported by the Local Planning Authority.

The application was submitted through Planning Portal, reference PP-14373163, which has now been validated under application reference 144294/NMC/2025 following payment made via Planning Portal for the sum of £383.00 (incl. VAT) in respect of the application fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672) or Izzy Sankey (isankey@deloitte.co.uk / 0330 138 6654).

Yours sincerely

Deloitte LLP

Deloitte LLP

Enc.

Appendix 1

Proposed wording of Condition 2

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

(a) Site Location Plans 10376-SHP-Z0-A-B5D8-G100-XP-XX-001 and 10376-SHP-Z0-A-B5D8-G100-XP-XX-002 and Site Wide Reference Plan 10376-SHP-Z0-A-B5D8-G100-PL-XX-001 Rev PO2;

(b)10376-SHP-Z0-A-B5D8-G200-PL-B1-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-00-001 Rev P0~~2~~6, 10376-SHP-Z0-A-B5D8-G200-PL-TY-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-07-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-08-001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-09-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-10- 001 RevP04, 10376-SHP-Z0-A-B5D8-G200-PL-TY-002 Rev P06, 10376-SHP-Z0-A-B5D8-G200-PL-31-001 RevP05, 10376-SHP-Z0-A-B5D8-G200-PL-TY-003 Rev P07, 10376-SHP-Z0-A-B5D8-G200-PL-RF-001 Rev P04, 10376-SHP-Z0-A-B5D8-G200-PL-RF-002 Rev P04, 10376-SHP-Z0-A-B5D8-G200-EL-EE-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-EL-EN-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-EL-ES-001 Rev P0~~5~~7, 10376-SHP-Z0-A-B5D8-G200-EL-EW-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-AA-001 Rev P06, 10376-SHP-Z0-A-B5D8-G200-SE-BB-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-CC-001 Rev P06, 10376-SHP-Z0-A-B5D8-G200-SE-DD-001 Rev P05, 10376-SHP-Z0-A-B5D8-G200-SE-EE-001 Rev P05, 10376-SHP-Z0-A-B5D8-G251-DE-XX-001 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-002 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-003 Rev P03, 10376-SHP-Z0-A-B5D8-G251-DE-XX-004 Rev P0~~3~~4, 10376-SHP-Z0-A-B5D8-G251-DE-XX-005 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-006 Rev P02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-007 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-008 RevP02, 10376-SHP-Z0-A-B5D8-G251-DE-XX-009 Rev P05, 10376-SHP-Z0-A-B5D8-G251-DE-XX-010 RevP05; and, 10376-SHP-Z0-A-B5D8-G251- DE-XX-011 Rev P03;

(c) Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12- 21 as amended by the Landscape Strategy. 0894-RFM-XX-00-DR-L-0001-S2-P10, stamped as received on 10-03-25;

(d) Port Street, Manchester, Waste Management Strategy, by Curtins Ref: 79165-CUR-00- XX-RP-TP-003 Revision: V02, Dated: 12 November 2021 stamped as received on 13-12- 21 (on the basis of twice weekly collections subject to condition 3) and Dwg 10376-SHP-Z0-A-G100-SK-B1-002 Rev PO1 (condition 3);

(e) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B 04/02/2022 stamped as received on 04-02-22;

(f) Accommodation Schedule within Section 6.5 of Design and Access Statement 13-12- 2021 by simpsonhaugh stamped as received on 13-12-21 as amended by Deloitte's Cover Letter dated 03-05-22 stamped as received on 15-07-22 as amended by Deloitte's letter dated 10-01-23;

(g) Section 8 of the Design and Access Statement 13-12-2021 by simpsonhaugh stamped as received on 13-12-21;

(h) Archaeological Desk-Based Assessment Port Street, Ancoats, Manchester Client: Manchester (Port Street) Ltd, Technical Report: Natalie Poundall Report No: 2021/66 by University of Salford, stamped as received on 13- 12-22;

(i) Inclusions of measures and targets set out in Affinity Living, Port Street, Manchester Energy Statement by Futureserv dated November 2021 and AFFINITY LIVING, PORT STREET, Sustainability Statement by WSP dated December 2021 and ES Climate Change Chapter (6) all stamped as received on 13-12-21;

(j) Broadband Connectivity Assessment, Port Street, Sept 2021 by Pager Power stamped as received on 13-12-21;

(k) Fire Statement - FS 001.1, Project: Port Street, Ancoats, Subject: Fire Statement Date: 23 November 2021 stamped as received on 13-12-21 as amended by Deloitte's MCC Consultations Responses Table 31-03-22 and e-mail Response to HSE dated 11-05-22;

(l) Port Street, Manchester, Manchester (Port Street), Limited, AIR QUALITYASSESSMENT, REVISION 01 - 12 NOVEMBER 2021 by Hoare Lee stamped as received on 13-12-21;

(m) FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT 84548-PORT-WSP-RP-FRA-001 by WSP November 2021 stamped as received on 13-12-21;

(n) Television Baseline Survey Report, Port Street, Manchester (Port Street) Ltd, November 2021 by Pager Power, stamped as received on 13-12-21;

(o) MANCHESTER (PORT STREET) LTD, PORT STREET, MANCHESTER CITY CENTRE, EXTENDED PHASE 1 HABITAT SURVEY by Penny Anderson Associates May 2021;

(p) Affinity Living, Port Street, Manchester, Ventilation Statement by Futureserve dated November 2021 stamped as received on 13-12-21; (q) PORT STREET, MANCHESTER Interpretative Ground Investigation Report by WSP REF. NO. 70084785-WSP-GEO-IGR-001 DATE: NOVEMBER 2021 stamped as received on 13-12-21;

(r) Port Street, Manchester, Transport Statement by Curtins Ref: 79165-CUR-00-XX-RP-TP-001, Revision: V01 Issue Date: 12 November 2021 and Port Street, Manchester, Interim Travel Plan, by Curtins Ref: 79165-CUR-00-XX-RP-TP-002, Revision: V02 Issue Date: 12 November 2021 both stamped as received on 13-12-21 and Port Street, Manchester, Stage 1 Road Safety Audit, Response Report, by Curtins Ref: 079165-CUR-XX-XX-RP-TP-005, Revision: P01 Dated: 26 April 2022, Dwg 79165-CUR-00-XX-DR-TP-75001 P09 Access Arrangements and PORT STREET, MANCHESTER Stage 1 Road Safety Audit April 2022 AJ-PF-22-3708-RSA1 all stamped as received on 04-05-22 and Deloitte's e-mail 09-05-22 in relation to the cycle lane;

(s) Heritage Statement Manchester (Port Street) Ltd November 2021 by Stephen Levrant Heritage Architecture Ltd stamped as received on the 13-12-21 and Addendum April 2022 stamped as received on 14-04-22;

(t) Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics , stamped as received on 13-12-21;

(u) ES Volume 1 Main Text:
Chapter 1 Introduction
Chapter 2 Environmental Impact Assessment Methodology
Chapter 3 Alternatives and Design Evolution
Chapter 4 Site, Surroundings and Description of Proposals
Chapter 5 Construction Management and Phasing
Chapter 6 Climate Change
Chapter 7 Daylight, Sunlight and Overshadowing
Chapter 8 Heritage
Chapter 9 Human Health
Chapter 10 Noise and Vibration
Chapter 11 Socio Economic Impact
Chapter 12 Townscape and Visual Impact
Chapter 13 Wind Microclimate
Chapter 14. Summary of Residual Impacts
Chapter 15. Type 1 Cumulative Impacts

(v) ES Volume 2 List of Appendices
Chapter 2: Environmental Impact Assessment Methodology
Appendix 2.1 - ES Scoping Report
Appendix 2.2 - Committed Developments
Appendix 2.3 - ES Scoping Opinion

Chapter 7: Daylight, Sunlight and Overshadowing
Appendix 7.1 - Drawings of the Baseline and Proposed Scenario;
Appendix 7.2 - Daylight and Sunlight Results for Baseline v Proposed;
Appendix 7.3 - Drawings of the Piccadilly Basin Strategic Regeneration Framework massing; and
Appendix 7.4 - Daylight and Sunlight results for the Piccadilly Basin Strategic Regeneration Framework massing.

Chapter 8: Heritage
Appendix 8.1 - Heritage Statement

Chapter 10: Noise
Appendix 10.1 - Acoustic Report

Chapter 11: Socio-Economic
Appendix 11.1 - Socio-economic baseline assessment
Appendix 11.2 - Socio-economic Receptor Plan

Chapter 12: Townscape and Visual Impact
Appendix 12.1 - Figures
Appendix 12.2 - TVA Assessment Methodology
Appendix 12.3 - Methodology for producing views and photomontages
Appendix 12.4 - Committed Developments
Appendix 12.5 - Accurate Visual Representations

Chapter 13: Wind Microclimate
Appendix 13.1 - Wind Microclimate Detailed Methodology

(w) ES Volume 3 -Non Technical Summary all stamped as received on 13-12-21;

(x) ES Addendum
Addendum report, Town and Visual Impact Assessment, prepared by Reform
Addendum report, Heritage, prepared by Stephen Levrant Heritage Architecture ES Figures all stamped as received on 14 04 22; and

(y) Points on EV Charging provision set out in Deloitte's Response to Consultation comments Document May 2022.

Proposed wording of Condition 9

"The development hereby approved shall be delivered in accordance with the following landscaping information discharged via Condition Discharge Application References CDN/25/0225 and CDN/25/0695 including:

- ***Part A – Landscape Maintenance Plan Drawing Ref. Z0-REF-G710-SP-GRD-0894- 0003 stamped as received on 10-03-25; and Public & Non-Public Areas Plan stamped as received on 10-03-25; and Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7 th floor terrace (including measures to restrict out of hours use stamped as received on 10-03-25***

- ***Part B – Dwgs Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD0894-0005; Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008; Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009; Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010; Public Highway Interface Details Drawing Ref. Z0-REF-G710-DE-GRD0894-8019; and Inclusive Access Statement Ref. RF21-894-R03-P01 all stamped as received on 10-03-25; and Jan 2025 / RF21-894 / Z0-REF-G710-SP-GRD-0894-0002 Port Street, Manchester NBS Landscape Specification Stage 5. Rev C02 by Reform stamped as received on 10- 03-25. Dwgs Z0-REF-G710-PL-GRD-0894-0015 C03 PLANTING SCHEDULES AND DETAILS stamped as received on 10-03-25, Z0-REF-G710-PL-GRD-0894-0012 C03 PLANTING PLAN 1 OF 3, Z0-REF-G710-PL-GRD-0894-0013 C03 PLANTING PLAN 2 OF 3 and Z0-REF-G710-PL-GRD-0894-0014 C03 PLANTING PLAN 3 OF 3 all stamped as received on 10-03-25; and Jan 2025 / RF21-894 / Z0-REF-G710-SP-GRD-0894-0002 Port Street, Manchester NBS Landscape Specification Stage 5. Rev C02 by Reform stamped as received on 10- 03-25***

- ***Part C – Measures set out within Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd stamped as received on 10-03-25***

- ***Part D – Planting Plan 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0012; Planting Plan 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0013; Planting Plan 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0014; Planting Schedules and Details Drawing Ref. Z0-REF-G710-PL-GRD-0894- 0015; and Port Street, Manchester Landscape Maintenance Specification Rev C01 by Reform all stamped as received on 10-03-25;***

- ***Part E – Proposed Drainage Layout Ground Floor Level Z0-WSP-G580-PL-XX-001 C04, External Works Layout Z0-WSP-G700-PL-XX-001 P01 and External Works Build Ups Z0-WSP-G700-SE-XX-001 P03***

- ***Part F - Landscape General Arrangement Drawing Ref. Z0-REF-G710-PL-GRD0894-0005; Detailed Hardworks 1 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0008; Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009; Detailed Hardworks 3 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0010; NBS Landscape Specification Ref. Z0-REF-G710-SP-GRD-0894-0002; Public Highway Interface Details Drawing Ref. Z0-REF-G710-DE-GRD0894-8019; and Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7 th floor terrace (including measures to restrict out of hours use stamped as received on 10-03-25 all stamped as received on 10-03-25***

- ***Part G – External Furniture and Play Features Ref. Z0-REF-G710-SP-GRD-0894-0004 stamped as received on 10-03-25***

- ***Part H - Ecology Report (Dated 06/02/25), Prepared by Penny Anderson Associates Ltd stamped as received on 10-03-25***

- ***Part I - Port Street, Manchester External Furniture and Play Features Document Sept 2024 Z0- REF-G710-SP-GRD-0894-0004 Rev C02 stamped as received on 10-03-25; and Dwg Detailed Hardworks 2 of 3 Drawing Ref. Z0-REF-G710-PL-GRD-0894-0009.***

- ***Part J - Port Street, Manchester Landscape Maintenance Specification Rev C01 by Reform stamped as received on 10-03-25 Public & Non-Public Areas Plan stamped as received on 10-03-25; and Letter from the Applicant confirming that gated access has been removed and detailing the hours which areas are open to non-residents, management of access, contractor arrangements and hours of use of the 7 th floor terrace (including measures to restrict out of hours use) stamped as received on 10-03-25***

- ***Part K - Inclusive Access Statement Ref. RF21-894-R03-P01 stamped as received on 10-03-25***

The approved details shall be fully implemented within 6 months of occupation.

~~*Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12-21 as amended by the Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P10 stamped as received on 10-03-25 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted. For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.*~~

~~(a) Details of hours during which the terrace at 7th floor level will be open to residents and the mechanisms which would prevent use outside of those hours;~~

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

~~(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site; (~~

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

~~(e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;~~

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

~~(g)Details of natural play equipment provision;~~

~~(h) Lighting around and within the site (which includes for consideration of older and disabled people) and any biodiversity features installed for bats); ;~~

~~(i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);~~

~~(j) A management and maintenance strategy for the public realm including hours during which these areas would be open to non residents, how access to these areas would be managed in the longer term including triggers for removal of the gated access (based on future development plots being delivered) and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintaeinance of provision of access for disabled people; and~~

~~(k) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; location of rumble strips; location of raised crossings; design and location of any pop up power supplies; provision of clear routes to ensure unrestricted access for all; and~~

~~The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.~~

~~*and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.*~~

~~*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,"*~~

Proposed Wording of Condition 34

"The offsite highways works associated with the development hereby approved shall be taken in accordance with the following information approved under condition discharge application reference CDN/25/0540 including:

- ***Proposed TROs 210623T-MCC-OPS-1200-001***
- ***Public Highway Interface Details Z0-REF-G710-DE-GRD-0894-8019***
- ***Detailed Hardworks Plan 1 of 3 Z0-REF-G710-PL-GRD-0894-0008***
- ***Detailed Hardworks Plan 2 of 3 Z0-REF-G710-PL-GRD-0894-0009***
- ***Detailed Hardworks Plan 3 of 3 Z0-REF-G710-PL-GRD-0894-0010***
- ***S278 Vehicle Tracking Z0-WSP-G200-PL-XX-0103 P03***
- ***S278 Redline Boundary Plan Z0-WSP-G200-PL-XX-0104 P02***
- ***S278 General Arrangement Z0-WSP-G200-PL-XX-278 P08***
- ***S278 Highway Construction Details Z0-WSP-G700-DE-XX-0701 P03***
- ***S278 Site Clearance Z0-WSP-G700-PL-XX-0200 P02***
- ***S278 Proposed Pavement Layout Z0-WSP-G700-PL-XX-0700 P04***
- ***S278 Proposed Kerbing Layout Z0-WSP-G700-PL-XX-1100 P03***

The approved scheme shall be implemented within 6 months of the first occupation of the building.

~~*Notwithstanding the details contained within condition 2 above prior to the first occupation of the residential element, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.*~~

~~*This shall include the following:*~~

~~*(a)Details of the loading bay/ taxi drop off*~~

~~*(b)loading bay/cycle lane arrangements*~~

~~*(c)Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and*~~

~~*(d)Amendments to the existing TROs and bus stop locations / routes;*~~

~~*The approved scheme shall be implemented and be in place prior to the first occupation of the residential element and thereafter retained and maintained in situ.*~~*"*

Proposed wording of Condition 37

*"In the event that any of the commercial units, as indicated on drawing 10376-SHP-Z0-A-B5D8-G200-PL-00-001 P0~~5~~**6** are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.*

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

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

**Details of a Dispersal Procedure*

** Mechanism for ensuring windows and doors remain closed after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained."*

Proposed wording of Condition 38

*"No doors (other than those designated as fire exits and ground floor bin store shown on plan 10376-SHP-Z0-A-B5D8-G200-PL-00-001 P0~~5~~**6** shall open outwards onto adjacent public highway."*