

12 May 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela

Mayfield Phase 1, Plot O (The Poulton), Manchester – Full Planning Application

Please find enclosed an application for Full Planning Permission under the Town and Country Planning Act (TCPA) (1990), seeking approval from Manchester City Council as Local Planning Authority for the development of Mayfield Phase 1a, Plot O, also known as 'Poulton'. The Applicant is Mayfield Poulton Limited.

The Site to which this application relates to is 0.32 Ha and is bounded by Mayfield Park to the north and east, Baring Street to the west, and the Mancunian Way (A635) to the south (the 'Site').

1 Background

The Phase 1a development at Mayfield was originally granted Planning Permission in February 2020. Development was encompassed by two primary permissions, which have now been split into further separate phased permissions, as set out below:

- **LPA Reference 132255/JO/2021 (as amended):** Amendment to original Phase 1A planning permission (refs. 124972/FO/2019 and 125248/FO/2019), which was then separated into the following permissions:
 - **Mobility Hub, Mayfield Park and Highways Works (LPA Reference 137350/JO/2023)** – 2023 amendment permission to secure both functional and design amendments to the mobility hub.
 - **Poulton (LPA Reference 137263/FO/2023)** – latest planning permission for Poulton, superseding the phase within LPA Ref. 132255/JO/2021, reflecting a progression in the design.

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- **The Republic (LPA Reference 137349/JO/2023, as amended):** development of a circa 31,877 sq. m. (GEA) office building, with ground floor commercial and leisure spaces.

Collectively, these original permissions, along with subsequent amendments, formed the basis for the development of the 'Phase 1a Site'. For full details of the planning history please see Planning Statement Addendum submitted in support of this application.

2 Proposed Development

Revised proposals for Poulton, as set out in this Application, are submitted following a period of design development and further consultation with the Local Planning Authority. The main changes compared to the previous permission are an increase in the overall height, internal layout reconfiguration, and alterations to the external facade.

The design changes are detailed within the enclosed planning drawings and supporting information. The Proposed Development comprises the following description of development, as set out on the submitted Application Form:

“Erection of 11 storey office (Use Class E) development including mezzanine and plant level, ground floor retail, café and / or restaurant uses (Use Class E), and/or bar (Sui Generis), with partial basement, rooftop amenity spaces, terraces, public realm, and associated works.”

3 Application Documentation

A full list of all submitted information is set out in Appendix A to this letter, setting out all previously approved information that has been resubmitted where unaffected by the changes. The following new or updated drawings and documents are submitted with this Application:

- Application Forms and Notices;
- Planning Statement prepared by Deloitte;
- Design and Access Statement prepared by Bennetts Associates;
- Red Line Planning Application boundary prepared by SEW;
- Phasing Plan prepared by SEW;
- Proposed Planning Application drawings prepared by Bennetts Associates;
- Environmental Standards Statement Addendum prepared by Hoare Lea;
- Energy Statement prepared by Hoare Lea;

- Ventilation Statement prepared by Hoare Lea;
- Biodiversity Net Gain Assessment prepared by Buro Happold;
- Biodiversity Net Gain Calculation Metric prepared by Buro Happold;
- Transport Note on Holcroft Moss SPD prepared by Buro Happold;
- Flood Risk Note prepared by Buro Happold; and
- Environmental Statement Addendum comprising:
 - Volume 1 updates to Wind, Daylight, Sunlight and Overshadowing, and Townscape and Visual Impact Assessment, with associated supporting Figures, prepared by Buro Happold, Deloitte and Chris Burnett Associates; and
 - Volume 2 updates providing revised Townscape and Visual Impact Assessment views for reassessment, prepared by OurStudio.

For clarity, Appendix B provides a schedule of the previous planning conditions (ref. 137263/FO/2023) alongside the proposed updated wording, reflecting the amended submission information set out above.

4 Summary

The Application has the Planning Portal reference PP-14778441. Payment has been sent via Planning Portal for the sum of £57,741.00 (including VAT and Planning Portal fees) in respect of the application fee.

I would be grateful if you could notify us of validation of the Application and please do not hesitate to contact Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672) if you have any questions or require further information.

Best wishes

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Encl.

Appendix A – Approved and Proposed Drawings

Approved Planning Drawing	Proposed Planning Drawing
1811-BA-XX-00-DR-P-0002 Rev C (Planning, Contextual Ground floor plan, Proposed)	0196_MAY-BAA-O01-00-DR-A-P-0002 P02, Contextual Ground floor plan by Bennetts Associates
1811-BA-XX-99 DR-A-P-0099 Rev C Basement floor plan	0196_MAY-BA-O01-99-DR-A-20-099B P07 Basement Floor Plan by Bennetts Associates
1811-BA-XX-00-DR-A-P-0100 Rev D Ground floor plan	0196_MAY-BAA-O01-00-DR-A-P-100 P02 Ground Floor Plan by Bennetts Associates
1811-BA-XX-01-DR-A-P-0101 Rev B 1st & Mezzanine floor plan	0196_MAY-BAA-O01-01-DR-A-P-101 P02 First floor, Mezzanine Plan by Bennetts Associates
1811-BA-XX-02-DR-A-P-0102 Rev C 2nd floor plan	0196_MAY-BAA-O01-02-DR-A-P-102 P02 Typical Floor Plan 2-6 by Bennetts Associates
1811-BA-XX-02-DR-A-P-0103 Rev C 3rd floor plan	
1811-BA-XX-02-DR-A-P-0104 Rev C 4th floor plan	
1811-BA-XX-02-DR-A-P-0105 Rev C 5th floor plan	
1811-BA-XX-06-DR-A-P-0106 Rev B 6th floor plan	
1811-BA-XX-06-DR-A-P-0107 Rev B 7th floor plan	0196_MAY-BAA-O01-07-DR-A-P-107 P02 7th Floor Plan by Bennetts Associates
1811-BA-XX-08-DR A-P-0108 Rev B 8th floor plan	
1811-BA-XX-09-DR-A-P-0109 Rev B 9th floor plan	0196_MAY-BAA-O01-09-DR-A-P-109 P02 9th Floor Plan by Bennetts Associates
1811-BA-XX-10-DR-A-P-0110 Rev B Roof plan	0196_MAY-BAA-O01-11-DR-A-P-111R P02 Roof Plan by Bennetts Associates
1811-BA-XX-AA-DR-A-P-0210 Rev C Section proposed	0196_MAY-BAA-O01-BB-DR-A-P-210 P01 Section North South Proposed by Bennetts Associates
1811-BA-XX-NN-DR-A-P-0310 Rev B North elevation	0196_MAY-BAA-O01-NN-DR-A-P-310 P01 North Elevation by Bennetts Associates
1811-BA-XX-EE-DR-A-P-0320 Rev C East elevation	0196_MAY-BAA-O01-EE-DR-A-P-320 P01 East Elevation by Bennetts Associates
1811-BA-XX-SS-DR-A-P-0330 Rev C South elevation	0196_MAY-BAA-O01-SS-DR-A-P-330 P01 South Elevation by Bennetts Associates
1811-BA-XX-WW-DR-A-P-0340 Rev C West elevation	0196_MAY-BAA-O01-WW-DR-A-P-340 P01 West Elevation by Bennetts Associates

Approved Planning Drawing	Proposed Planning Drawing
1811-BA-XX-ZZ DR A-P-0410 Rev B Bay Study, Typical type 1a	0196_MAY-BAA-O01-ZZ-DR-A-P-410 P02 Planning Bay Study, Typical type 1a Proposed by Bennetts Associates
1811-BA-XX-ZZ-DR-A-P-0411 Rev B Bay Study, Foyer type 2b	0196_MAY-BAA-O01-ZZ-DR-A-P-422 P04 Planning Bay Study, Building Base Sections Proposed by Bennetts Associates 0196_MAY-BAA-O01-ZZ-DR-A-P-421 Planning Bay Study, Typical Base Proposed by Bennetts Associates
1811-BA-XX-ZZ-DR-A- P-0440 Rev B Bay Study, Main entrance type 2c	0196_MAY-BAA-O01-ZZ-DR-A-P-420 P04 Planning Bay Study, Main Entrance Proposed by Bennetts Associates
0196_MAY-BAA-O01-10-DR-A-P-110 P02 10th Floor Plan by Bennetts Associates	
0196_MAY-BAA-O01-BB-DR-A-P-220 P01 Planning Section East-West Proposed by Bennetts Associates	
0196_MAY-BAA-O01-SS-DR-A-P-325 South East Elevation by Bennetts Associates	
0196_MAY-BA-O01-BB-DR-A-20-220 P02 East – West Elevation by Bennetts Associates	
0198_MAY-SEW-O01-1000-DR-L-001126 Red Line Boundary by SEW	
811(SC)00008 P03 Indicative Area Schedule by Bennetts Associates	
0198_MAY-SEW-O01-1000-DR-L-101100 Landscape General Arrangement	
0198_MAY-SEW-O01-1000-DR-L-101101 Hard Landscape GA	
0198_MAY-SEW-O01-1000-DR-L-101102 Kerbs and Edges GA	
0198_MAY-SEW-O01-1000-DR-L-101103 Soft Landscape GA	
0198_MAY-SEW-O01-1000-DR-L-101104 Soil Depth GA	
0198_MAY-SEW-O01-1000-DR-L-101105 Street Furniture Plan	
0198_MAY-SEW-O01-1000-DR-L-101301 Typical Hard Landscape Details - Paving Build Ups	
0198_MAY-SEW-O01-1000-DR-L-101302 Typical Hard Landscape Details - Paving Laying Patterns	
0198_MAY-SEW-O01-1000-DR-L-101303 Edging & Interface Details	
0198_MAY-SEW-O01-1000-DR-L-101304 Typical Step Detail	
0198_MAY-SEW-O01-1000-DR-L-101305 Typical Handrail	
0198_MAY-SEW-O01-1000-DR-L-103501 Typical Soft Landscape Build Ups	
0198_MAY-SEW-O01-1000-DR-L-103502 Tree Pit - 40-50cm Girth Tree	
0198_MAY-SEW-O01-ZZZZ-SP-L-107000 Hard Landscape Specification	
0198_MAY-SEW-O01-ZZZZ-SP-L-107001 Soft Landscape Specification	

Approved and Revised Planning Documents

Document Name	Author	Status
Design and Access Addendum	Bennetts	Amended
Planning Statement Addendum	Deloitte	Amended
Energy Strategy	WSP	Amended
Environmental Standards Statement	WSP	Amended
Lighting Strategy	Speirs & Major	Unchanged
Explosive Ordnance Threat Strategy	Planit UXB Ltd	Unchanged
TV and Radio Impact Assessment	GTech Surveys Limited	Unchanged
Waste Management and Servicing Strategy	Bennetts and Buro Happold	Amended
Archaeology Interpretation and Dissemination Strategy	Salford Archaeology	Unchanged
Statement of Consultation	Deloitte	Unchanged
Ventilation Strategy	Hoare Lea	Amended
Archaeology Excavation Report	Salford Archaeology	Unchanged
Crime Impact Statement	Greater Manchester Police	Unchanged
Biodiversity Net Gain Assessment Report	Buro Happold	Amended
Biodiversity Net Gain Calculations	Buro Happold	Amended
Flood Risk Note	Buro Happold	Amended
Transport Note	Buro Happold	Amended
Explosive Ordnance Threat Assessment	Planit UXB Ltd	Unchanged
Design and Access Addendum	Bennetts	Amended
Planning Statement Addendum	Deloitte	Amended
Energy Strategy	WSP	Amended
Environmental Statement		

Document Name	Author	Status
Volume 1: Main Chapters		
Introductory Chapters	Deloitte	Amended via EIA addendum
Wind	Buro Happold	Amended via EIA addendum
Daylight and Sunlight	Buro Happold	Amended via EIA addendum
Townscape and Visual Impact	Chris Burnett Associates	Amended via EIA addendum
Construction Management	PP O'Connor	Unchanged (As per EIA Statement of Conformity 2023)
Noise and Vibration	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Traffic and Transport	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Ecology	Buro Happold	Statutory BNG Metric updated with accompanying technical note (specific to Poulton site).
Air Quality	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Water Resources and Flood Risk	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Socio Economic Impact	Ekosgen	Unchanged (As per EIA Statement of Conformity 2023)

Document Name	Author	Status
Ground Conditions	Buro Happold	Unchanged (As per EIA Statement of Conformity 2023)
Volume 2: Technical Appendices		
Appendix 5.1A - Mayfield Enabling Works CMP Rev 1	PP O'Connor	Unchanged
Appendix 5.2A - C0417 Mayfield Park CMP	PP O'Connor	Unchanged
Appendix 6.1: Acoustic Glossary	Buro Happold	Unchanged
Appendix 6.2: Legislation and Policy Summary	Buro Happold	Unchanged
Appendix 6.3: Environmental Noise Survey Results	Buro Happold	Unchanged
Appendix 6.4: Traffic Data	Buro Happold	Unchanged
Appendix 6.5: Construction Noise Data Calculations	Buro Happold	Unchanged
Appendix 7.1: Transport Assessment	Buro Happold	Unchanged
Appendix 7.2: Framework Travel Plan	Buro Happold	Unchanged
Appendix 8.1: Construction Assessment Methodology	Buro Happold	Unchanged
Appendix 8.2: Construction Mitigation Measures	Buro Happold	Unchanged
Appendix 9.1A - Mayfield Ecology Strategy and BNG	Buro Happold	Statutory BNG Metric updated with accompanying technical note (specific to Poulton site).
Appendix 9.2A – Mayfield Park Nesting Bird Strategy	Buro Happold	Unchanged
Appendix 9.3A - Ecology Assessment	Buro Happold	Statutory BNG Metric updated with accompanying technical note (specific to Poulton site).

Document Name	Author	Status
Appendix 10.1A - Phase 2 The Freight Island Ground Investigation dated 06 Apr 2021;	RoC Consulting	Unchanged
Appendix 10.2A - Phase 2 Proposed Mayfield Park GI: (also covers Plot M) dated 12 March 2021;	RoC Consulting	Unchanged
Appendix 10.3A - Phase 2 Site Investigation Plots O and N dated 12 January 2021;	RoC Consulting	Unchanged
Appendix 10.4A - Plots O, N and M dated 19 January 2021;	RoC Consulting	Unchanged
Appendix 10.5A - Phase 3A Remediation Strategy – Parkland Area dated 19 January 2021;	RoC Consulting	Unchanged
Appendix 10.6A - Validation Testing Report	e3p	Unchanged
Appendix 11.1A - Drainage Strategy	Buro Happold	Unchanged
Appendix 11.2A - FRA Statement of Conformity	Buro Happold	Unchanged
Appendix 11.3A - Mayfield Full Build Out Hydraulic Modelling TN 02	Buro Happold	Unchanged
Appendix 11.4A - Mayfield Condition 66 Technical Note 03	Buro Happold	Unchanged
Appendix 11.5A Planning Condition 10 and 22 TN 04	Buro Happold	Unchanged
Appendix 11.6A - Mayfield Hydraulic Modelling Design Changes TN 02 (Feb 22)	Buro Happold	Unchanged
Appendix 14.1 – Viewpoint Locations	Chris Burnett Associates	Unchanged
Appendix 14.2 – Baseline and Proposed Viewpoints	Chris Burnett Associates	Unchanged
Appendix 14.3A – Updated Views 4 and 5	Chris Burnett Associates	Amended via EIA Addendum
Appendix 15.1 Socio-Economic Data Tables	Ekosgen	Unchanged
Volume 3: Non-Technical Summary		
Non-Technical Summary	Deloitte with team input	Unchanged

Appendix B – Approved and Proposed Condition Wording

No.	Approved Condition Wording (137263/FO/2023)	Proposed Condition Wording
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.	No change.
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: See decision notice.	<p><i>The development hereby approved shall be carried out in accordance with the following approved drawings and documents:</i></p> <ul style="list-style-type: none"> • <i>Design and Access Addendum by Bennetts Associates;</i> • <i>Planning Statement Addendum by Deloitte;</i> • <i>Energy Strategy by WSP;</i> • <i>Environmental Standards Statement by WSP;</i> • <i>Lighting Strategy by Speirs & Major;</i> • <i>Explosive Ordnance Threat Strategy and Explosive Ordnance Threat Assessment by Planit UXB Ltd;</i> • <i>TV and Radio Impact Assessment by GTech Surveys Limited;</i> • <i>Waste Management and Servicing Strategy by Bennetts Associates and Buro Happold;</i> • <i>Archaeology Interpretation and Dissemination Strategy and Archaeology Excavation Report by Salford Archaeology;</i> • <i>Statement of Consultation by Deloitte;</i> • <i>Ventilation Strategy by Hoare Lea;</i> • <i>Crime Impact Statement by Greater Manchester Police;</i> • <i>Biodiversity Net Gain Assessment Report and Biodiversity Net Gain Calculations by Buro Happold;</i> • <i>Flood Risk Note by Buro Happold;</i> • <i>Transport Note by Buro Happold;</i> • <i>Environmental Statement Addendum, including: Volume 1 (Main Chapters): Introductory Chapters (Deloitte); Wind, Daylight and Sunlight, and Townscape and Visual Impact (Buro Happold / Chris Burnett Associates); - Volume 2 (Technical Appendices): including Appendices 5.1A–15.1 (various authors) as submitted; and - Volume 3 (Non-Technical Summary) by Deloitte;</i>

No.	Approved Condition Wording (137263/FO/2023)	Proposed Condition Wording
		<ul style="list-style-type: none"> • 0196_MAY-BAA-O01-00-DR-A-P-0002 P02 Contextual Ground Floor Plan; • 0196_MAY-BA-O01-99-DR-A-20-099B P07 Basement Floor Plan; • 0196_MAY-BAA-O01-00-DR-A-P-100 P02 Ground Floor Plan; • 0196_MAY-BAA-O01-01-DR-A-P-101 P02 First Floor / Mezzanine Plan; • 0196_MAY-BAA-O01-02-DR-A-P-102 P02 Typical Floor Plan (Levels 2-6); • 0196_MAY-BAA-O01-07-DR-A-P-107 P02 Seventh Floor Plan; • 0196_MAY-BAA-O01-09-DR-A-P-109 P02 Ninth Floor Plan; • 0196_MAY-BAA-O01-10-DR-A-P-110 P02 Tenth Floor Plan; • 0196_MAY-BAA-O01-11-DR-A-P-111R P02 Roof Plan; • 0196_MAY-BAA-O01-BB-DR-A-P-210 P01 Section North-South; • 0196_MAY-BAA-O01-BB-DR-A-P-220 P01 Section East-West; • 0196_MAY-BAA-O01-NN-DR-A-P-310 P01 North Elevation; • 0196_MAY-BAA-O01-EE-DR-A-P-320 P01 East Elevation; • 0196_MAY-BAA-O01-SS-DR-A-P-330 P01 South Elevation; • 0196_MAY-BAA-O01-WW-DR-A-P-340 P01 West Elevation; • 0196_MAY-BAA-O01-SS-DR-A-P-325 South East Elevation; • 0196_MAY-BA-O01-BB-DR-A-20-220 P02 East-West Elevation; • 0196_MAY-BAA-O01-ZZ-DR-A-P-410 P02 Planning Bay Study (Typical Type 1A); • 0196_MAY-BAA-O01-ZZ-DR-A-P-422 P04 Planning Bay Study (Building Base Sections); • 0196_MAY-BAA-O01-ZZ-DR-A-P-421 Planning Bay Study (Typical Base); • 0196_MAY-BAA-O01-ZZ-DR-A-P-420 P04 Planning Bay Study (Main Entrance); • 0198_MAY-SEW-O01-1000-DR-L-001126 Red Line Boundary; • 811(SC)00008 P03 Indicative Area Schedule;

No.	Approved Condition Wording (137263/FO/2023)	Proposed Condition Wording
		<ul style="list-style-type: none"> • 0198_MAY-SEW-O01-1000-DR-L-101100 Landscape General Arrangement; • 0198_MAY-SEW-O01-1000-DR-L-101101 Hard Landscape General Arrangement; • 0198_MAY-SEW-O01-1000-DR-L-101102 Kerbs and Edges General Arrangement; • 0198_MAY-SEW-O01-1000-DR-L-101103 Soft Landscape General Arrangement; • 0198_MAY-SEW-O01-1000-DR-L-101104 Soil Depth General Arrangement; • 0198_MAY-SEW-O01-1000-DR-L-101105 Street Furniture Plan; • 0198_MAY-SEW- • 001-1000-DR-L-101301 Typical Hard Landscape Details – Paving Build Ups; • 0198_MAY-SEW-001-1000-DR-L-101302 Typical Hard Landscape Details – Paving Laying Patterns; • 0198_MAY-SEW-001-1000-DR-L-101303 Edging & Interface Details; • 0198_MAY-SEW-001-1000-DR-L-101304 Typical Step Detail; • 0198_MAY-SEW-001-1000-DR-L-101305 Typical Handrail; • 0198_MAY-SEW-O01-1000-DR-L-103501 Typical Soft Landscape Build Ups; • 0198_MAY-SEW-O01-1000-DR-L-103502 Tree Pit – 40–50cm Girth Tree; • 0198_MAY-SEW-O01-ZZZZ-SP-L-107000 Hard Landscape Specification; <p>0198_MAY-SEW-O01-ZZZZ-SP-L-107001 Soft Landscape Specification.</p>
3	<p>Notwithstanding the details submitted with the application, prior to the commencement of above ground works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:</p> <p>Samples and specifications of all materials to be used on all external elevations and drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all</p>	<p>No change.</p>

No.	Approved Condition Wording (137263/FO/2023)	Proposed Condition Wording
	<p>component materials and any component panels, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management. This process shall include for reviewing the extent and design of the louvred panels on each building to minimise the amount and provide an architecturally appropriate louvre in line with Deloitte's e-mail dated 11-09-23.; and The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.</p>	
4	<p>a) The development hereby approved shall be carried out fully in accordance with the following information discharged under application ref no CDN/22/0776:</p> <ul style="list-style-type: none"> • Geoenvironmental and Geotechnical Desk Study, Mayfield Regeneration, Buro Happold, Ref: 035548, Dated 10 August 2017. • Phase 2 Site Investigation Plot M, ROC, Dated 9 December 2019 • Phase 3a Remediation Strategy, Plots O M and N RoC Ref: RoCP Ltd / ES / 4153-ROC-XX-XX-RP-ES-P3RS1, Dated: 17 December 2020 • Validation Report (Remediation and Enabling Works Validation) Mayfield Parks and Plots M, N and O, EP3, Reference: 14-575-R1-Rev 1, Dated: November 2021 <p>b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>c) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be</p>	No change.

No.	Approved Condition Wording (137263/FO/2023)	Proposed Condition Wording
	<p>occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</p>	
5	<p>The enabling phase of the development shall be carried in accordance with Construction Management Plan (Enabling Works) (dated September 2020) relating to Site Remediation prepared by P. P. O'Connor. Prior to the commencement of above ground works, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Environment Agency which for the avoidance of doubt should include;</p> <ul style="list-style-type: none"> * 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; * Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; * Parking of construction vehicles and staff; and * Sheeting over of construction vehicles. <p>Development shall be carried out in accordance with the approved construction management plan.</p>	No change.
6	<p>The development, hereby approved, shall be carried out fully in accordance with the WSI prepared by Salford Archaeology and two plans showing the proposed locations of the archaeological evaluation trenches (Written Scheme of Investigation (WSI) (dated September 2020) and an Archaeological Excavation Report (Draft) (dated July 2021) prepared by Salford Archaeology) discharged under CDN/22/0776 and the Mayfield Archaeology Dissemination and Interpretation Scheme dated 08 March 2022</p>	No change.

No.	Approved Condition Wording (137263/FO/2023)	Proposed Condition Wording
7	<p>The development, hereby approved, shall be carried out fully in accordance with the following:</p> <p>(a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold, [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2];</p> <p>(b) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)];</p> <p>(c) Phase 2 Site Investigation (Freight Island Event Space - Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021];</p> <p>(d) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; and</p> <p>(e) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. I Ltd. 23/03/2021]; and</p> <p>(f) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021]; discharged under CDN/20/0690 on 28 May 2021; and</p> <p>(g) Well Investigation and Treatment Technical Note, Buro Happold, 3 February 2022, identifying and evaluating all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site and identifying risks that merit further investigation in order to set out details that are required to remediate the land.</p>	No change.
8	<p>Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.</p>	No change.
9	<p>No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.</p>	No change.

No.	Approved Condition Wording (137263/FO/2023)	Proposed Condition Wording
10	<p>Notwithstanding the details as set out within condition 2 no development shall take place other than piling works until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage, condition the following additional information has to be provided:</p> <ul style="list-style-type: none"> *Maximise use of green SuDS in design including the public realm; *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area; *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building. Hydraulic calculation needs to be provided; *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. *Construction details of flow control and SuDS attenuation elements. 	No change.
11	<p>No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:</p> <ul style="list-style-type: none"> (a)Verification report providing photographic evidence of construction as per design drawings; (b)As built construction drawings if different from design construction drawings; 	No change.

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	(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	
12	The development hereby approved shall be carried out in accordance with the Local Economic and Social Benefit Strategy for Mayfield (Construction Phase) prepared by Deloitte dated 26 January 2022. This includes a requirement to report back to the City quarterly during the construction phase on outputs and outcomes.	No change.
13	Prior to the commencement of above ground works a Strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored shall be submitted to an approved in writing by the City Council as Local Planning Authority, with reference to the in line with the Principle of Ambition set out on Page 20 of the Phase 1 Sustainability Statement (Application 1) 27 September 2019 Mayfield Sustainability Statement (Phase 1A) (27.09.2019) The performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.	No change.
14	Prior to commencement of above ground works development, a Local Economic and Social Benefit Strategy for Mayfield (Construction Phase) shall be submitted and agreed in writing by Manchester City Council. This will include a requirement to report back to the City quarterly during the construction phase on outputs and outcomes.	No change.
15	The development hereby approved shall be carried out in accordance with the Baring Street Office 1 Mayfield, Manchester, Sustainability Energy Strategy prepared by Hoare Lea dated May 2023. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.	No change.
16	Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with a) the offices; and	No change.

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	<p>b) each commercial unit;</p> <p>to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required 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 above noise criteria has 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.</p>	
17	<p>Before above ground works commence a scheme for acoustically insulating the Class E (g)(i) (Office Use) against noise from adjacent roads and any noise transfer from the ground floor commercial uses to the offices above shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required 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 above noise criteria has 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.</p>	No change.
18	The ground floor and basement commercial units as shown in drawings Dwgs 1811-BA-XX-00-DR-P-0002 Rev C (Planning, Contextual Ground floor plan, Proposed); 1811-BA-XX-99 DR-A-P-0099 Rev C Basement floor plan; 1811-BA-XX-00-DR-A-P-	The ground floor and basement commercial units as shown in drawings Dwgs 0196_MAY-BAA-001-00-DR-A-P-0002 P02 (Contextual Ground Floor Plan) 0196_MAY-BA-001-99-DR-A-20-099B P07 (Basement Plan) 0196_MAY-BAA-001-00-DR-A-P-

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	0100 Rev D Ground floor plan shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.	100 P02 (Ground Floor Plan) shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.
19	Before each ground floor uses hereby approved commences, details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.	Before each ground floor uses hereby approved commences, details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.
20	Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each of the commercial units as shown on dwgs drawings Dwgs 1811-BA-XX-00-DR-P-0002 Rev C (Planning, Contextual Ground floor plan, Proposed); 1811-BA-XX-99 DR-A-P-0099 Rev C Basement floor plan; 1811-BA-XX-00-DR-A-P-0100 Rev D Ground floor plan shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation. Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.	Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each of the commercial units as shown on dwgs drawings Dwgs 0196_MAY-BAA-001-00-DR-A-P-0002 P02 (Contextual Ground Floor Plan) 0196_MAY-BA-001-99-DR-A-20-099B P07 (Basement Plan) 0196_MAY-BAA-001-00-DR-A-P-100 P02 (Ground Floor Plan) shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation. Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.
21	Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in	No change.

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	writing by the City Council as local planning authority.	
22	If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.	No change.
23	Prior to commencement of development, other than below ground piling, a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer , shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences.	No change.
24	Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours: 07:30 to 20:00 Monday to Saturday 10:00 to 18:00 Sundays and Bank Holidays	No change.
25	Prior to occupation of the development a servicing strategy for the building shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents. Servicing shall be carried out in accordance with the approved management plan.	No change.
26	The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.	No change.
27	The window(s) at ground level, fronting onto the Park and Baring Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.	No change.
28	The development shall be carried out in accordance with the Crime Impact Assessment Version A dated 25-09-19; The development shall only be carried out in accordance with these	No change.

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	approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.	
29	<p>The development hereby approved shall be carried out in accordance with Appendix 7.2 Framework Travel Plan within the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate. In this condition a travel plan means a document that includes the following:</p> <ul style="list-style-type: none"> the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development; a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time; mechanisms for the implementation of the measures to reduce dependency on the private car; measures for the delivery of specified travel plan services; measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car; measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington; details of cycle parking within the public realm <p>Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.</p>	No change.
30	Prior to the commencement of above ground works a programmes for submission of final details of the public realm works and highway works as shown in dwg numbered 0368-SEW-ZZ-00-DR-L-001100 Rev P01 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include	Prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in dwg numbered 0198_MAY-SEW-001-1000-DR-L-101100 (Landscape General Arrangement) shall be submitted and approved in writing by the City Council as Local Planning

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	<p>an implementation timeframe and details of when the following details will be submitted: Final details of the any required wind mitigation measures as set out in the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate; Details of (a) all hard (to include use of natural stone or other high quality materials) landscaping including to Baring Street; Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit; 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; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios; 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, bat boxes and bricks and bird boxes; Location and design of all street furniture including seating, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people); Lighting around the site; (h) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and (i) 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; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and</p>	<p>Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted: <i>Final details of any required wind mitigation measures as set out in the submitted Environmental Statement Addendum (Wind)</i> Details of (a) all hard (to include use of natural stone or other high quality materials) landscaping including to Baring Street; Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit; 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; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios; 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, bat boxes and bricks and bird boxes; Location and design of all street furniture including seating, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people); Lighting around the site; (h) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and (i) 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; crossing and controlled crossing design and location; location of drop kerbs</p>

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	<p>hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; 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. Any wind mitigation shall be in place prior to occupation / use of the affected areas commencing. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</p>	<p>(including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all; 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. Any wind mitigation shall be in place prior to occupation / use of the affected areas commencing. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</p>
31	<p>Prior to occupation of any of the commercial units details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.</p>	<p>No change.</p>
32	<p>The commercial units as shown on drawings 0439-SEW-ZZ-00-DR-A-001100 REV P3 and 0439-SEW-ZZ-B1-DR-A-001099 REV P3 shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</p>	<p>The commercial units as shown on drawings 0196_MAY-BAA-001-00-DR-A-P-100 P02 (Ground Floor Plan) 0196_MAY-BA-001-99-DR-A-20-099B P07 (Basement Plan) shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.</p>
33	<p>No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.</p>	<p>No change.</p>
34	<p>No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.</p>	<p>No change.</p>
35	<p>The commercial units, as indicated on drawing 1811-BA-XX-00-DR-A-P-0100 REV D and 1811-BA-XX-99-DR-A-P-0099 REV C can be occupied as</p>	<p>The commercial units, as indicated on drawing 0196_MAY-BAA-001-00-DR-A-P-100 P02 (Ground Floor Plan) 0196_MAY-BA-001-99-DR-A-20-099B</p>

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	Class E (excluding Class E (d)), Sui Generis Use (p and q) or Class F1 Use. The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.	P07 (Basement Plan) can be occupied as Class E (excluding Class E (d)), Sui Generis Use (p and q) or Class F1 Use. The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.
36	<p>In the event that any of the commercial units, as indicated on drawings 1811-BA-XX-00-DR-A-P-0100 REV D and 1811-BA-XX-99-DR-A-P-0099 REV C are occupied as a Class E (b) Use or Sui Generis Use (p) or (q) prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.</p> <p>These details are as follows:</p> <p>Management of patrons and control of external areas. For the avoidance of doubt this shall include:</p> <ul style="list-style-type: none"> • 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 <p>The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</p>	<p>In the event that any of the commercial units, as indicated on drawings 0196_MAY-BAA-001-00-DR-A-P-100 P02 (Ground Floor Plan) 0196_MAY-BA-001-99-DR-A-20-099B P07 (Basement Plan) are occupied as a Class E (b) Use or Sui Generis Use (p) or (q) prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.</p> <p>These details are as follows:</p> <p>Management of patrons and control of external areas. For the avoidance of doubt this shall include:</p> <ul style="list-style-type: none"> • 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 <p>The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</p>
37	Before the building is first brought into use details of a Management Strategy for the building including details of on site management and security shall be submitted to and approved in writing by the City Council as Local Planning Authority.	No change.
38	The risk of UXB on the site shall be managed in accordance with the following: Explosive Ordnance Threat Assessment (dated July 2017) with implementation in accordance with the Explosive Ordnance Threat Mitigation Strategy (dated September 2020) prepared by Planit. If, at any time during development, high risk UXO not previously identified is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO	No change.

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	risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily	
39	Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.	No change.
40	The amenity space and roof terrace at levels 8 and 9 hereby approved shall be used as ancillary facilities for office users or visitors to the office facilities and shall not be accessible or useable by the general public.	No change.
41	The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).	No change.
42	No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on plan drawings 1811-BA-XX-00-DR-A-P-0100 REV D and 1811-BA-XX-99-DR-A-P-0099 REV C shall open outwards onto adjacent public highway.	No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on plan drawings 0196_MAY-BAA-001-00-DR-A-P-100 P02 (Ground Floor Plan) 0196_MAY-BA-001-99-DR-A-20-099B P07 (Basement Plan) shall open outwards onto adjacent public highway.
43	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification): The ground floor and basement commercial units of the development hereby approved shall only be used for Use Classes E a, b, c, e, f, g and / or Use	No change.

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	Class Sui Generis (p) and (q)) (excluding convenience retail)	
44	<p>Before the operation of each ground floor / basement commercial unit within:</p> <ul style="list-style-type: none"> • Class E (excluding Class E (d) and (g)(i)) • Sui Generis Use (p and q) or • Class F1 Use <p>Commences, details of how each unit will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment. 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, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.</p> <p>The approved noise insulation scheme shall be completed before any of the approved uses commence.</p> <p>Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.</p> <p>The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).</p>	No change.

