MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145605/FO/2026
Application type:	Full planning permission
Proposal:	Installation of louvres to rear of Kilburn Building together with alterations to ramp and plant compound with associated boundary treatment, landscaping and relocation of cycle stands.
Site address:	Kilburn Building Plant Compound To Rear Of Kilburn Building And Wilton Street Manchester M13 9PL
Ward(s):	Hulme
Date application valid:	02 April 2026
Applicant name:	Mr Simon Jones
Agent (if any):	Fairhurst Architects
Case officer:	Jack Naven
Recommendation:	Approve
Date of recommendation:	26 May 2026

Description of site, building and/or area

The application relates to the Kilburn Building located along the eastern side of Oxford Road, with the site being bound by Dalton Street to the north and Wilton Street to the south. The application property is in a square plan design and features a unique vertical emphasis on its façade, with a continuous red brick columns and narrow vertical window design being repeated on all its elevations. The site features a rooftop extension, with existing plant being situated along the western side of the building's flat roof. Guardrails and an external rooftop stair also feature.

The building is a part of the University's Science and Engineering department, is named after pioneer Tom Kilburn, and was built in 1972.

There are two main entrances one from the north alongside St. Peter's House and a newer entrance created to the South off Wilton Street by University Place.

The external enclosed area for the plant compound is accessed from the service road Wilton Street adjacent to the building, which provides direct vehicle and pedestrian route to the current plant and hardstanding areas.

The neighbouring area comprises that of the Oxford Road Corridor and the University of Manchester Campus. Oxford Road is an arterial A road that provides access to Manchester City Centre. Built development is comprised of properties of varying design, age and scale. To the

west of the application site across Oxford Road lies the Grade II listed Waterloo Place, a row of Victorian Terrace properties in Class E office use. To the south-west of the application site lies the Grade II listed Rutherford Building and Manchester Museum Extensions. Other neighbouring development is typically more contemporary, with the distinctive drum shaped University Place lying to the south of the application site. Uses within the area are comprised of a mix of commercial Class E uses, including office and retail uses, as well as educational Class F uses.

The site is not within a Conservation Area, nor within the setting of listed buildings.

Description of development

The proposal involves the installation of louvres to rear of Kilburn Building, together with alterations to an access ramp, as well as the installation of plant compound with associated boundary treatment, landscaping and relocation of cycle stands.

Consultation, notification and publicity responses

Notifications and publicity

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Consultations

Highway Services - Recommended that a Construction Management Plan and a Hard and Soft Landscaping Maintenance Plan should be attached as conditions to any approval. Were satisfied that the cycle hoops are located within the private boundary of the site and will therefore not affect the adopted highway.

Environmental Health - Recommended that a condition be attached to cover any noise concerns. Whilst a noise report was submitted, information was not provided regarding the proposed mitigation scheme. A relevant condition has been attached.

Greater Manchester Ecology Unit - Advised that that the site holds very limited ecological value and would not impact any protected species and that they were satisfied that the BNG assessment is appropriate and exceeds the mandatory 10% net gain required. The proposal results in a gain of 0.01 habitat units (+70.15%). The on-site gains are not significant and therefore a simple management plan (such as a LEMP) would be sufficient for the habitat creation, and the gains could be secured by condition. A 30-year HMMP was not considered to be required by the Ecology Unit. They were satisfied that permission could be granted, subject to the attachment of the Biodiversity Gain Condition.

MCC Flood Risk Management - Had no objection and were satisfied that no condition needed to be attached. Have attached two informatives at their request.

Design for Security (Greater Manchester Police) - Have no concerns with the proposals. Did not recommend for any condition or informative to be attached.

Relevant policies

The **Places for Everyone Plan (2024)** – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre

- Policy JP-P1 - Sustainable Places

- Policy JP-P5 - Education, Skills and Knowledge

- Policy JP-C6 - Walking and Cycling

- Policy JP-S4 - Flood Risk and the Water Environment

- Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity

The **Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles

- Policy EC2 – Existing Employment Space

- Policy EC3 – The Regional Centre

- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe

- Policy CC9 – Design and Heritage

- Policy CC10 - A Place for Everyone

- Policy EN3 – Heritage

- Policy EN14 - Flood Risk

- Policy EN19 - Waste

- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 – Achieving well-designed and beautiful places

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Design for Access 2

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

Assessment

Principle of the Development

The main project involves an internal refurbishment and requirement for the creation of new external Plant Compound with associated façade alterations and access to the rear of the building on the North East Elevation and existing old Generator Compound including adjacent hard standing area to the rear of the building opposite Oxford Road and next to Wilton Street.

The external spaces will be required to accommodate new plant, generators, and cooling equipment.

The location and layout have been designed to allow future expansion and to ensure access, maintenance and service activities are retained from Wilton Street to the rear of Kilburn Building and for the plant.

Minor elevation alterations will also be required for ventilation replacing some existing glazed panels with weathered louvres for intake and extract along with a new access ramp to the rear escape doors for level access and fire exit compliance.

Planting beds will be introduced at either side of the compound for BNG and cycle hoops relocated along Wilton Street for more visible location and use.

On this basis, the principle of development is accepted.

Visual Amenity

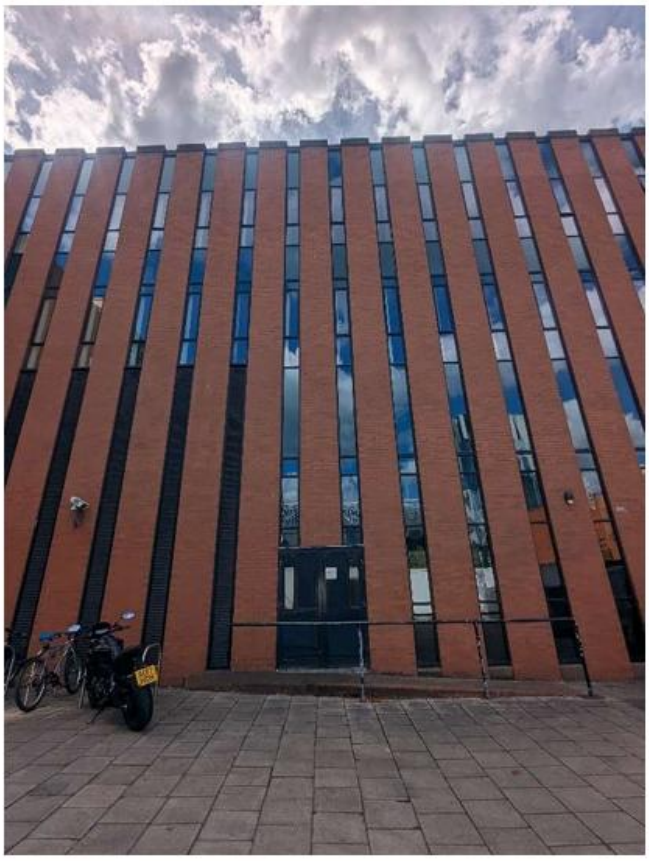
The proposals include for two elements of work from a visual amenity perspective:

- Work to the existing building elevations
- Creation of the plant compound

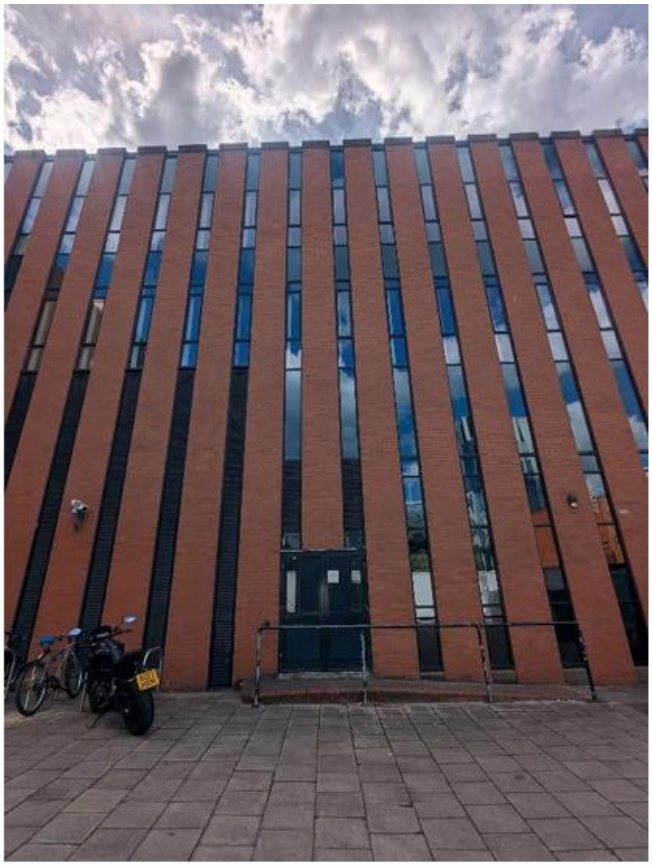
Alterations to Kilburn Building elevations

The façade alterations will require replacement of 4no. glazed infill panels to windows (mid-level) above existing exit door on rear service road to louvered panels.

The louvres would be installed within the existing window frames to match the existing façade pattern and would be colour matched to the relevant RAL Black so that they appear to blend into the elevation as part of the original design. The CGI below shows the amended appearance.



Existing Rear Elevation



Proposed Rear Elevation with Louvre Panels

Given that the is an existing establishment precedent to the appearance of the louvres on this elevation, utilising louvres that match the existing makes sense in order to keep a consistent appearance across the elevation. A condition has been attached to ensure that the louvres match the existing.

The ramp will be replaced and widened for fire escape uses and level escape, as part of the works with new satin stainless steel handrails. The different in appearance to the existing ramp will otherwise be minimal, with the change in orientation being the main visual difference, which is considered to be a very minor change in appearance.

The rear plant compound will be located within the service zone at ground level to the Northeast of Kilburn Building and side of Wilton Street Elevation.

It will partly occupy the current redundant generator compound site and additional adjacent areas. The plant units have been sized to be as compact as possible with acoustic ratings and individual housings commensurate with the allowable levels noted in the acoustic report, due to the proximity of nearby student residential units.

The plant as noted on the plans will be mounted on self-contained plinths to a concrete ground slab formed as part of the works.

The whole compound will be enclosed in a perforated metal panel fence with square cut holes that form a computing type pattern to link with Kilburn Building use in a black RAL painted finish with double and single access doors (in matching panels) for servicing and maintenance.

Perforations are graduated from solid to void from base to head to allow privacy and additional screening to plant within.

The perimeter fence to the plant compound will be circa 2.4m to 3.2m high from external ground.



Existing Rear Compound View



Proposed Plant Compound Sketch

The location proposed will be partially hidden from view along the main footpath on Wilton Street due to the set back and will appear to run up to the existing solid contractor compound fence beyond.

A planting bed is located at either end of the compound to assist with existing levels and drainage and cycle hoops to Wilton Street to help screen and protect the fence from vehicle damage.

The removal of the contractor compound is considered to be a positive to visual amenity, although it was always going to be temporary.

Whilst the compound introduces a visually intrusive structure to this space, careful effort has been made to ensure that a material and design are selected for the compound boundary that is of high quality and will not lead to a significant negative visual impact on the area. The introduction of planting will help to mitigate the visual impact.

A condition has been added to ensure that a sample of the material is submitted to the City Council as Local Planning Authority prior to the commencement of the plant compound element of the scheme.

Residential Amenity

There are student residential units within close proximity to the site, most notable the George Kenyon student residential which lies directly to the south-east.

A noise report was submitted along the application. Whilst attenuation measures are recommended in the report and the report states that this can be provided through screening, acoustic louvres or attenuation packages and that an attenuation plan will be developed as the design progresses.

Environmental Health have reviewed the noise report recommended that a condition be attached to cover any noise that might be discharged out of the louvres. As the attenuation measures were not set out in the report, this information will be required in order to discharge part a of the condition.

With the attachment of this condition, it is considered that the application cannot be refused an residential amenity grounds, as any concerns can be dealt with via way of condition.

Accessibility

The new refurbishment and design will be to latest accessibility guidance and current Building Regulations approval.

The disabled access and egress to / from the building will remain unaffected and level / ramped access is available to all main entrances and exits.

The external exit ramp within the project boundary is to be removed and realigned to provide a level access and wider ramp removing the current single step off the ramp and allow for fire escape capacity to be achieved and level escape. The new escape ramp to the rear service corridor has been switched to the opposite side of the doors to avoids services and new service trenches in the ground serving the new plant and the building. This will enable the ramp to avoid pinch points and access issues when both leaves are open. This will also provide level escape exit improving the existing step condition and with handrail, landing and level access.

Access to the plant compound will be level access at gate locations.

The existing cycle hoops will be located away from the exit along Wilton Street in front of the new planting beds and off main pedestrian routes to avoid possible obstructions and the revised ramp location.

On this basis, the proposal is in line with the provisions outlined in Design for Access 2 and in accordance with policies DM1 and CC10 of Manchester Core Strategy.

Ecology

The application is accompanied by a Site Walkover and Biodiversity Net Gain (BNG) Assessment, plus a statutory metric.

Given that the site is predominantly hardstanding and the small ruderal/scrub vegetation has been cleared already, the site has been assessed as holding very limited ecological value. There would be no impact any protected species. GMEU have confirmed this view.

GMEU are satisfied that the BNG assessment is appropriate and exceeds the mandatory 10% net gain required. The proposal results in a gain of 0.01 habitat units (+70.15%). GMEU are satisfied that the on-site gains are not significant and therefore a simple management plan would be sufficient for the habitat creation, and the gains secured by the statutory condition. They do not consider a 30-year HMMP to be required.

An landscaping condition has been attached to the decision.

An informative has been attached regarding the statutory Biodiversity Gain Condition.

Subject to the discharge of these conditions, there will be no ecological concerns with the proposed development, and the proposal is considered to be compliant with Polices JP-P1 and JP-G8 of Places for Everyone.

Impact on Highways

The proposed works are localised, contained within the existing site boundary, and do not involve any alteration to the public highway.

There are no parking and access amendments.

Cycling

Plan '7799-FA-KB-ZZ-DR-A-08010 Rev P01 Proposed Compound Setting Out Plan' indicates that the existing cycle stands are to be relocated from the building frontage to a position east of the proposed compound.

Aat the cycle hoops are located within the private boundary of the site and will therefore not affect the adopted highway.

Flood Risk

The Flood Risk Management team reviewed the application and were satisfied that the proposal could be approved with no condition required.

They did request that informatives were added concerning advise incorporating property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level, as well as an informative concerning the underground Corn Brook.

Waste Management and Servicing

The Design and Access Statement submitted alongside confirms that the servicing arrangements for the Kilburn Building will remain as existing and that that waste collection arrangements will be unaffected and remain as existing.

Crime Impact and Public Safety

The security of the Kilburn Building will be unaffected by the works. With existing access control and Porters lodge retained to the building.

The proposed plant compound will have access gates with access control and 2.4m high perforated panels acting as a secure fence to protect and shield the external plant from views, damage, or vandalism, and to visually screen the units.

An additional single CCTV post will be installed externally within the plant compound along the Northeast boundary to supplement existing security measures and include the plant compound areas within the fence.

The Design for Security team at Greater Manchester Police reviewed the application and raised no concerns with the proposals.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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.

Recommendation: **Approve**

Conditions attached to this decision

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

   Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 02 April 2026:

- Site Location Plan Kilburn Building Plant Compound 7799-FA-00-DR-A-01-101 P02
- Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01
- Existing and Proposed Site Plan 7799-FA-KB-XX-DR-A-01-102 P04
- Existing & Proposed Glazing Sections 7799-FA-KB-ZZ-DR-A-08030 P01
- Existing & Proposed Elevation Alterations 7799-FA-ZZ-DR-A-13-100 P04
- Proposed Compound Elevations 7799-FA-KB-ZZ-DR-A-08021 P01
- Proposed Kilburn Compound and Elevations Materials 7799-FA-KB-XX-DR-A-08040 P01
- Acoustics Noise Impact Assessment, provided by Hoare Lea, revision 01, dated 01 November 2025
- Site Walkover and Biodiversity Net Gain Assessment 83-034-R1, produced by E3P, dated March 26
- Biodiversity Gain Plan
- Design and Access Statement P02, produced by BondBryan:Fairhursts, dated 01 April 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) Prior to the first occupation of the development hereby approved, details of a hard and soft landscaping scheme (including appropriate materials specifications and species in the planting beds), together with how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs, shall be submitted for approval in writing by the City Council as Local Planning Authority.

b) The approved scheme shall be implemented prior to the first occupation of the development. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) a) Prior to any works to install plant equipment in the compound shown on the drawing ‘Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01’ received by the City Council as Local Planning Authority on 02 April 2026, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use any of the plant in the compound shown on the drawing 'Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01' received by the City Council as Local Planning Authority on 02 April 2026, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

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

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

5) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- The duration/phasing of construction works and associated vehicle trips
- Confirmation of display of an emergency contact number
- Routing of construction traffic and associated swept-path assessment.
- Details of the location and arrangements for contractor parking
- The identification of the vehicular access points into the site;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

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

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

6) The materials used for the louvres on the external of the Kilburn Building hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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

7) No above ground construction works shall take place to the compound shown on the drawing 'Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01' received by the City Council as Local Planning Authority on 02 April 2026, until the full and final details of the Metal Mesh Panel System, including detailed samples of this material, have been submitted to and been approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

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

8) Notwithstanding the details as set out in condition 2 above, prior to the installation of the ramp hereby approved, as shown on drawing 'Existing & Proposed Elevation Alterations 7799-FA-ZZ-DR-A-13-100 P04' received by the City Council as Local Planning Authority on 02 April 2026, the full and finals details of the materials, including samples of the finish to the ramp and handrail to the ramp, shall be submitted to and approved in writing by the City Council as the Local Planning Authority.

The approved details shall then be implemented as part of the development.

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

9) The cycle stands, as shown on 'Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01', received by the City Council as Local Planning Authority on 02 April 2026, shall be implemented prior to the first use the plant compound and shall thereafter be retained and maintained in situ.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) Paragraph 12 and Part 1A of Schedule 7A of the Town and Country Planning Act 1990 makes provision for the planning authority in relation to the Biodiversity Gain Plan.

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

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

Under paragraph 14(2) of Schedule 7A, a Biodiversity Gain Plan must include the following matters:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

- the pre-development biodiversity value of the onsite habitat;

- the post-development biodiversity value of the onsite habitat;

- any registered off-site biodiversity gain allocated to the development and the biodiversity; and

- any biodiversity credits purchased for the development.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;

- a description of the development and planning permission reference number (to which the plan relates);

- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;

- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;

- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);

- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;

- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;

- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and

- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation

of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

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

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

The applicant must seek ecological advice should they find or suspect that the proposal will impact on protected species.

2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

   The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

3) The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

4) MCC records highlight that the underground Corn Brook is located on site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land.