MANCHESTER CITY COUNCIL

## Important – Planning permission & notices of consent

## Compliance with conditions

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

MANCHESTER CITY COUNCIL

# Town & Country Planning Act 1990 (as amended)

# Planning Permission

## Part 1 – Particulars of the application/development

**Proposal:**

Erection of a 16-storey building comprising 73 apartments (Use Class C3) with 2 car parking spaces and 73 cycle parking spaces, landscaping, access and associated development.

**Location:**

48 Store Street Manchester M1 2WA

**Application reference:**

144771/FO/2025

**Applicant:**

Merebridge Construction

**Date of application:**

12 January 2026

## Part 2 – Particulars of decision

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

## Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent.

## Condition(s) 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:

· Proposed Plans - Level 00 (Ground): 25-008 FA DR 04300-P04 (Received 1 May 2025)

· Transport Statement October 2025 Rappor: 251204 Dated 27/02/2026 (Received 30 April 2026)

· Supplementary Noise: 24742v2 Rev V2, prepared by enevo (Received 30 April 2026

· Proposed Elevations (Front & Right) 25-008-FA-XX-XX-DR-A-04401-P03 (Received 27 April 2026)

· Proposed Elevations (Rear): 25-008-FA-XX-XX-DR-A-04402-P02 (Received 13 April 2026)

· Proposed Elevation (Left): 25-008-FA-XX-XX-DR-A-04403-P02 (Received 13 April 2026)

· Proposed Bay Studies: 25-008-FA-XX-XX-DR-A-04701-P04 (Received 13 April 2026)

· Proposed Façade Design Details: 25-008-FA-XX-XX-DR-A-04702-P03 (Received 13 April 2026)

· Window Details: 01-DR-SK01 (Received 2 April 2026)

· Window Specification Sections (Received 1 April 2026)

· Façade Design Details: 25-008-FA-XX-XX-DR-A-04702-P02 (Received 24 March 2026)

· Below Ground Drainage Arrangement: LV0118-TC-SS-GND-DR-C-050-C1 (Received 19 March 2026)

· Construction Environmental Management Plan Rev 1, prepared by Merebridge (Received 18 March 2026)

· Traffic Management Plan Rev 1, prepared by Merebridge (Received 18 March 2026)

· Swept Path Analysis: 251204-RAP-XX-XX-DR-TP-3303.P02 (Received 4 March 2026)

· On Street Disabled Parking Bays: 251204-RAP-XX-XX-DR-TP-3304.P01 (Received 4 March 2026)

· Food and Delivery Management Strategy, prepared by Merebridge (Received 20 February 2026)

· Preliminary Assessment of Biodiversity Net Gain: ERAP (Consultant Ecologists) Ltd Reference: 2025-356b (Received 20 February 2026)

· Accessibility Strategy - Apartment Type H: 25-008 FA DR 67308-P03 (Received 18 February 2026)

· Accessibility Strategy - Apartment Type C: 25-008 FA DR 67303-P02 (Received 18 February 2026)

· Proposed Plans (Level 1 – First): 25-008 FA DR 04301-P02 (Received 18 February 2026)

· Townscape and Visual Appraisal, prepared by SLR Consulting Ltd: M10332_PCWF_TVA (Received 3 February 2026)

· Merebridge Construction Statement of Community Involvement, prepared by Merebridge (Received 28 January 2026)

The following received by the Local Planning Authority on 11 December 2025:

· Heritage Statement: Significance Appraisal & Impact Assessment, prepared by Stephen Levrant Heritage Architecture

· GIA Design and Access Statement: Tall Building Statement and Landscape Proposal, prepared by Four Architects

· Waste Management Strategy November 2025 Merebridge

· TV and Radio Reception Survey November 2025 GTech Surveys

· Environmental Standards and Circular Economy Statement PWM-FUT-ZZ-XX-RP-0003 Futureserv

· Archaeological Research Services BNG Assessment November 2025

· Redmore Environmental Archaeological Assessment September 2025

· Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy: 11937 Version 1

· ERAP Broadband Connectivity Assessment

· Existing Enabling Works Package November 2025 Merebridge

· Enabling Appendices Phase 1 (LV0118-TC-SS-GND-DR-S-002 REV P3), Phase 2 (LV0118-TC-SS-GND-DR-S-003 REV P2), Phase 3 (LV0118-TC-SS-GND-DR-S-004 REV P3 REV P2), Phase 4 (LV0118-TC-SS-GND-DR-S-005 REV P2)

· ERAP Energy Statement 3588-CWC-XX-XX-RP-N-0005, 24th November, 2025 Crookes

· Phase 2 Ground Investigation Report: E250321, prepared by Edlington Consulting Group Limited

· Riba 2 Fire Statement: SPL3843, prepared by SPL consultants

· Updated Phase 1: Preliminary Risk Assessment: LKC 21 1259, prepared by LK Group

· Proposed Sections (AA&BB): 25-008-FA-XX-XX-DR-A-04501-P01

· Noise Impact Assessment, prepared by Sanctuary Acoustics

· Proposed Plans Level 2: 25-008-FA-XX-02-DR-A-04302-P01

· Ecological Survey and Assessment: 2025-356, prepared by ERAP Ltd

· Townscape and Visual Appraisal, prepared by SLR

· Accessibility Strategy - Apartment Type A Planning: 25-008 FA DR 67301-P01

· Accessibility Strategy - Apartment Type B Planning: 25-008 FA DR 67302-P01

· Accessibility Strategy - Apartment Type D Planning: 25-008 FA DR 67304-P01

· Accessibility Strategy - Apartment Type E Planning: 25-008 FA DR 67305-P01

· Accessibility Strategy - Apartment Type F Planning: 25-008 FA DR 67306-P01

· Accessibility Strategy - Apartment Type G Planning: 25-008 FA DR 67307-P01

· Accessibility Strategy - Apartment Type H Planning: 25-008 FA DR 67308-P01

· Accessibility Strategy - Apartment Type J Planning: 25-008 FA DR 67309-P01

· Accessibility Strategy - Apartment Type K Planning: 25-008 FA DR 67310-P01

· Accessibility Strategy - Apartment Type L Planning: 25-008 FA DR 67311-P01

· Accessibility Strategy - Apartment Type M Planning: 25-008 FA DR 67312-P01

· Proposed Plans - Level 02 (Second): 25-008 FA DR 04302-P01

· Proposed Plans - Level 03-13 (Third to Thirteenth): 25-008 FA DR 04303-P01

· Proposed Plans - Level 14 (Fourteenth): 25-008 FA DR 04314-P01

· Proposed Plans - Level 15 (Fifteenth): 25-008 FA DR 04315-P01

· Proposed Plans - Level 16 (Roof): 25-008 FA DR 04316-P01

· Proposed Street Scene (Store St):: 25-008 FA DR 04801-P01

· Drainage Strategy LV0118-TC-LS-XX-CA-C-001, prepared by Thomas Consulting

· Crime Impact Statement 2021/0139/CIS/01

· Wind Microclimate Assessment Report 22959, prepared by GIA

· Daylight & Sunlight Assessment, prepared by GIA

· Green and Blue Infrastructure Statement, prepared by Nexus Planning

· Residential Management Strategy, prepared by Merebridge

· Planning Statement, prepared by Nexus Planning

· Air Quality Assessment 9744r1, prepared by Redmore environmental

· Interim Travel Plan 210617/SK22109/ITP01(-02), prepared by SK Transport Planning

· Topographical Survey, prepared by Thomas Consulting

· Ventilation Strategy 3588-CWC-XX-XX-RP-N-0004, prepared by Crookes Walker Consulting

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC18.1, DC19.1, DC20 and DC26.1.

3) Prior to above ground works, all material to be used on all external elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials including mortar to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials 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.

4) The architectural detailing, window specification reveals and soffits on all elevations shall be carried out in accordance with the following approved details:

- Window specification shall be Casement windows - Cortizo Alu-Steel in accordance with the details as shown on Drawing No.01-DR-SK01 (Received 2 April 2026)
- Window reveal of a minimum of 200mm and full brick soffit.
- Brick Solider Courses and Sawtooth Detail: (Drawing No. 25-008-FA-XX-XX-DR-A-04702-P03 (Received 13 April 2026)
- Brick fins protruding a minimum of 160mm: Drawing No.25-008-FA-XX-XX-DR-A-04701-P04 (Received 13 April 2026)

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

5) Enabling Works shall be implemented in accordance with the Enabling Works Package, prepared by Merebridge Construction as received by the Local Planning Authority on 11 December 2025. This includes the final details of the extent and nature of the enabling works (Enabling Works Package):

- Appendix 1 – Existing Site Topography: LV0118-TC-SS-GND-DR-S-001 REV P1
- Appendix 2 – Phase 1 Enabling Works Plan: LV0118-TC-SS-GND-DR-S-002 REV P3
- Appendix 3 – Temporary Cross over (Section 50): LV0118-TC-SS-S-DR-S-011 REV P1
- Appendix 4 – Reinstatement Plan: LV0118-TC-SS-GND-DR-S-005 REV P2
- Appendix 5 – Phase 2 Enabling Works Details: LV0118-TC-SS-GND-DR-S-003 REV P2
- Appendix 6 – Phase 3 Enabling Works Details: LV0118-TC-SS-GND-DR-S-004 REV P3

The site should be reinstated in accordance with the Reinstatement Plan: LV0118-TC-SS-GND-DR-S-005 REV P2 within 6 months of the date of this planning permission.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) Development shall be implemented in accordance the details outlined within the approved Phase 1: Preliminary Risk Assessment: CL-602-LKC 21 1259-01 and the

Phase 2 Ground Investigation Report: E250321 Issue 1 (Received 11 December 2025). This includes:

- No visual evidence of ground contamination
- 6x trial pits
- 2x rotary core boreholes
- No asbestos detected.
- Compared to residential without home grown produce
- No elevated levels detected above GAC, no mitigation required.
- Ground Gas monitoring x6 occasions completed – CS1, therefore no mitigation required
- VOC monitoring below the limit of detection
- No soft landscaping

b) Within 1 month of the date of this planning permission, the applicant shall submit the calibration certificates for gas monitoring used as specified within the Phase 2 Ground Investigation Report: E250321 Issue 1 (Received 11 December 2025).

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

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

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

7) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after

development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council, as Local Planning Authority.

b) The development shall then be carried out in accordance with these details approved until part a of this condition, together with any previously approved Remediation Strategy within a timescale to be agreed in writing by the City Council as Local Planning Authority.

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

8) The construction phase of the development shall be completed in accordance with the submitted Construction Phase Environmental Management Plan, prepared by MB Merebridge Construction Rev 1, as received by the City Council as Local Planning Authority on 18 March 2026.

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, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme including details of the green roof to the first floor as shown on drawing No. 25-008-FA-XX-01-DR-A-04301-P02. This shall include appropriate materials and specifications to be submitted to and approved in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

10) Prior to above ground works, a scheme that investigates the existing condition of the culvert on site shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Any such scheme shall include the following information:

o A full survey of the existing drainage regime of the site that shall also locate the culverted Shooters Brook.

o A full investigation of the culvert that shall include levels, dimensions, condition and any structural defects.

o Evidence that contact has been made with United Utilities to determine the status of the surface water sewer/culverted watercourse.

o Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required.

The development shall be carried out in accordance with the scheme of investigation.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

11) Prior to above ground works and pursuant to the discharge of condition 10 (Culvert Investigation), a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

· Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

· A finalised drainage layout showing all components, outfalls, levels and connectivity.

· Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

· A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the tank and building.

The development shall be carried out in accordance with the scheme of investigation.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

12) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the approved surface water drainage scheme, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Those details shall include:

o Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved under condition 12

o Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

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

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

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

13) a) The approved Written Scheme of Investigation (WSI): 48 Store Street, Manchester Archaeological Watching Brief Issue 2, prepared by Archaeological Research Services Ltd shall be implemented as part of the development. The phased programme and methodology of investigation and recording includes:

i - an archaeological watching brief undertaken during site investigations (where intrusions will aid understanding of depths of made-ground and horizons of archaeological survival/truncation)

ii - (informed by (i) and in consultation with GMAAS) archaeological evaluation trenching (subject of a new WSI)

iii - (informed by (ii) and in consultation with GMAAS) more detailed excavation (subject of an addendum to the evaluation WSI)

b) Prior to above ground works, a programme for post investigation assessment to include:

i - analysis of the site investigations records and finds

ii - production of a final report on the investigation results.

c) Deposition of the final report(s) with the Greater Manchester Historic Environment Record.

d) Dissemination of the results commensurate with their significance.

e) Provision for archive deposition of the report and records of the site investigation.

f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in accordance with Core Strategy Policies EN3

and DM1, Saved Unitary Development Plan Policy DC20 and the National Planning Policy Framework.

14) Any piling shall be implemented in accordance with the approved document: LV0118-TC-SS-FND-DR-S-201-P1 Piling GA (Thomas Consulting) as received by the City Council, as Local Planning Authority on 11 December 2025.

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

15) a) Prior to any above ground works, either a scheme that demonstrates that any building 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 City Council, as Local Planning Authority.

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

b) Prior to the first occupation of the residential apartments, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council as 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 City Council, as 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.

16) a) Notwithstanding the Noise Impact Assessment, prepared by Sanctuary Acoustics received by the Local Planning Authority on 11 December 2025 and the Supplementary Noise Survey: Version 2 (Received 30 April 2026), prior to any above ground works, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

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

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

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

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

b) Prior to the first occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council, as Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

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

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

17) a) Prior to the commencement of above ground works, measurements of the existing television signal reception within the potential impact areas identified in the

Television and Radio Reception Impact Assessment dated 5 November 2026 (Received 11 December 2026) shall be submitted to and approved in writing by the City Council as local planning authority. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained.

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

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 10 of the National Planning Policy Framework.

18) a)The development shall be carried out in accordance with the Construction Local Labour KPI Proposal and Reporting Template stamped as received by the City Council, as Local Planning Authority, on 28 April 2026.

The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

19) a) Prior to the installation of external lighting, a scheme for the lighting design shall be submitted to and approved in writing by the City Council as Local Planning Authority to control glare and overspill onto nearby residential properties. The lighting shall be installed in accordance with the approved scheme.

b) Prior to the first use of the lighting, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In the interests of amenity and design in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

20) 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.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) The development hereby approved shall be implemented in accordance with the Residential Management Strategy, prepared by Merebridge Construction as received by the City Council, as Local Planning Authority on 11 December 2025, prior to the first occupation of the residential apartments and retained in place for the lifetime of the development. This includes:

(a) Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, security, noise management of communal areas

Reason - In the interests of residential amenity, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

22) 22 a) Notwithstanding the Interim Travel Plan: 210617/SK22109/ITP01(-02), prepared by SK as received by the City Council, as Local Planning Authority on 11 December 2025, prior to the first occupation of the development hereby approved a travel plan shall be submitted to and approved in writing by the Local Planning Authority.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by

those working and staying at the development;

ii) a commitment to surveying the travel patterns of staff and guests during the first three months of the first use of the development and thereafter from time to time

iii) mechanisms for the implementation of the measures to reduce dependency on the private car

iv) measures for the delivery of specified travel plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

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

as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

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

23) a) Prior to above ground works hereby approved, a scheme of highways works and details of footpaths reinstatement/public realm shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include:

· Any redundant dropped kerbs should be reinstated.

· Footway surrounding the site should be resurfaced.

· Provision of tactile paving and dropped kerbs should be ensured at junctions within the vicinity of the site including site access.

· Footways around the perimeter of the site be a minimum of 2.0m wide.

· Details of car club bay and provision

· 4no. disabled parking bays

(b) Prior to the first occupation of the development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, 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 City Council, as Local Planning Authority, before first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

24) a) Prior to above ground works, a scheme for electric vehicle charging points shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

b) Prior to occupation of the development, the agreed electric charging points shall be implemented, and verification shall be submitted to and approved in writing by the Local Planning Authority.

The approved charging points shall remain in situ for the lifetime of the development.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

25) Prior to the first occupation of the residential apartments hereby approved, the 73 cycle parking places proposed at ground floor and the 6no. visitor parking as outlined within the Transport Statement: 251204-RAP-XX-XX-RP-TP-2001 P04 received by the City Council, as Local Planning Authority on 30 April 2026 shall be provided and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand 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).

26) The waste management arrangements for the development shall be carried out in accordance with the Waste Management Strategy, prepared by Merebridge Construction as received by the City Council as Local Planning Authority, on the 11 December 2025. The arrangements shall be in place prior to the first occupation of the residential apartments and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential apartments pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

27) The development hereby approved shall be implemented in accordance with the Food and Delivery Management Strategy, prepared by Merebridge Construction as received by the City Council, as Local Planning Authority on 20 February 2026 and shall remain in situ for the lifetime of the development.

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

28) Foul water and surface water must be drained on a separate system.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

29) The development hereby approved shall be carried out in accordance with the submitted Energy Statement: 3588-CWC-XX-XX-RP-N-0005 Store St, prepared by Crookes (Received 11 December 2025).

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the building at the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

30) All residential apartments shall be constructed to M (4) 2 standard prior to the first occupation of the development hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and Places for Everyone Plan Policy JP-H3.

31) The development hereby approved shall include for full disabled level access to be provided to the main entrance, communal walkways and to the upper floors of the building.

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

32) The development hereby approved shall be carried out in accordance with the safety and security details within the Crime Impact Statement: 2021/0139/CIS/01, as received by City Council as the Local Planning Authority on 11 December 2025.

The development hereby approved shall not be occupied until the City Council, as Local Planning Authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

33) a) Prior to the commencement of above ground works, details on the number, siting and appearance of swift bricks, including material samples, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be retained and maintained thereafter.

b)Prior to the first use occupation of the development hereby approved, a scheme to verify that the swift bricks approved under part a of this condition have been installed on site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of providing habitats for birds and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012), Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

34) Prior to the first occupation of the development hereby approved, details of the provision of bat and bird boxes on site shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The approved details shall then be installed on site prior to the first use of the development and thereafter retained in situ for the lifetime of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

35) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

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

36) Any enabling works including excavations shall be implemented in accordance with the approved mitigation measures and recommendations outlined within the Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy: Project No.: 11937 Version 1 as received by the City Council as Local Planning Authority on 11 December 2025.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

37) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

38) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local

community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

39) 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.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1 of the Manchester Core Strategy.

40) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

41) Prior to the first occupation of the development, a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

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

## Informatives

**Building Regulations 2010**

This permission does not grant approval under Building Regulations.

**Street Naming & Numbering Requirements**

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

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

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

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

**Biodiversity Net Gain**

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

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

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

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

In addition, the following is required:

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

- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

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

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

**Highways Works**

Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

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

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

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

Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

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

**Canal and River Trust**

Request that the following informative is appended to the decision or email. The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 0303 040 4040 Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure the waterways are protected and safeguarded.

**Construction Hours**

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

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

The applicant should refer to: https://secure.manchester.gov.uk/info/100006/environmental problems/2956/noise/9 and IAQM/EPUK Construction Guidance at: http://iaqm.co.uk/guidance/

**Fire Safety**

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

**Mining**

Please see information relating to mining in Appendix A.

Date: 16 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

## Notes

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

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

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

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

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

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

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

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

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

## Right of challenge on planning application decision

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

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

- Procedural irregularity
- Irrationality
- Illegality

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

## Appendix A - Mining Information

Mining Remediation Authority

**STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

*Standing Advice valid from 1st January 2025 until 31st December 2026*