MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

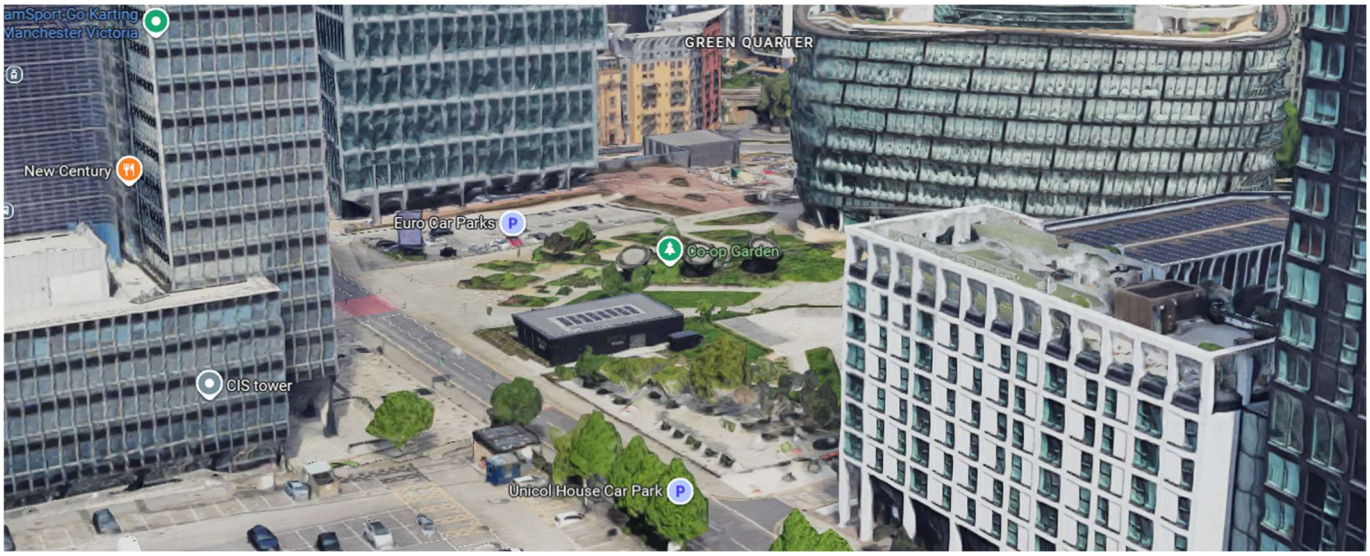
Summary of application details

Application reference:	PLA-2026-000192
Application type:	Full planning permission
Proposal:	Retention of existing single-storey marketing suite building (Sui Generis) for a further temporary period of 5 years, including retention photovoltaics and related access, landscaping, bicycle parking, plant and servicing.
Site address:	Land North of Miller Street NOMA Manchester M4 4PR
Ward(s):	Piccadilly
Date application valid:	06 May 2026
Applicant name:	NOMA (GP) Ltd
Agent (if any):	Mr Tom Farrington
Case officer:	James Bridgman
Recommendation:	Temporary Approval
Date of recommendation:	26 June 2026

Description of site, building and/or area

The site is approximately 0.2 hectares and formerly was used as a surface car parking with circa 30 spaces on an area of hardstanding. Following the approval of 129631/FO/2021 and 132555/NMC/2021, a temporary marketing suite was erected on the site and the 5-year planning permission expired in May 2026..

The site is bounded by Miller Street (A665) to the south, Angel Mews to the east, Plot M to the north and Angel Square to the west.



Aerial of the site showing the existing pavilion



Officer Site Photographs

Description of development

Planning permission is sought for a further temporary period of five years. The existing structure, landscaping, public realm and parking provision would remain unchanged from the 2021 consent.

The consent is to maintain an active use on the site whilst enabling NOMA to continue proactively promoting the development/neighbourhood area. This is to continue advertising the development pipeline to prospective occupiers.

Description of development on 129631/FO/2021:

The Proposed Development comprises a new building providing an on-site base to enable the marketing of existing and proposed buildings within the NOMA estate to prospective occupiers, as well as office accommodation for NOMA staff (Sui Generis).

The provision of a dedicated Marketing Suite is key to showcasing the quality and sustainability of the wider NOMA Estate to prospective occupiers, and will help to facilitate positive engagement, and attract and retain companies to NOMA.

The building will comprise a total floorspace of 210 sq.m.

The building will offer the following functions:

- office and lounge space housing the NOMA building model, a meeting room, WC and shower facilities, kitchen space and a PPE store, with a private external terrace accessed only through the building;
-four secure cycle parking spaces.

The Proposed Development is proposed to be located on the Site for a temporary period up to a maximum of five years.

The building has been designed to be easily deconstructed, so that it can be relocated elsewhere in the NOMA Estate, to fit with the wider NOMA development programme. It is proposed that it will be relocated from the Site when development of 3 Angel Square commences, which is subject to demand from office occupiers.

However, in order to retain flexibility, a temporary planning permission of five years is sought.

Relevant planning history

The site subject of this application:

129631/FO/2021 – Erection of a single-storey marketing suite building (Sui Generis), including photovoltaics and related access, landscaping, bicycle parking, plant and servicing and associated works for a temporary period of up to 5 years. Decision: Approved 15 April 2021

132555/NMC/2021 – Non material amendment to planning permission referenced 129631/FO/2021 to enable alterations to Condition 4 (Approved Plans and Documents) and Condition 18 (BREEAM Certificate) attached to allow the substitution of revised drawings to formalise proposed changes to external elevations, and to amend the BREEAM requirements. Decision: Approve 10 January 2022.

CDN/21/0958 - Discharge of condition 6 (Construction Management Plan), 7 (Surface Water Drainage Scheme), 8a (Site Investigation and Remediation), 9 (Materials Samples) and 13 (Programme of Archaeological Works) attached to planning permission referenced 129631/FO/2021.

CDN/22/0830 - Discharge of condition 8b (Ground Conditions Verification Report) and 12b (Acoustic Verification Report) of Planning Permission Reference 129631/FO/2021.

Development sites within close proximity to the site:

Plot N (3 Angel Square) - 134307/FO/2022 - Erection of 2 Angel Square, a 14 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units at Upper Ground floor Level (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12, along with Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works;

Erection of 3 Angel Square, a 13 storey building (excluding roof top plant) to form a mixed use

office development (Use Class Egi) with two flexible commercial units provided over Lower and Upper Ground Floor Levels (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), a further flexible commercial unit at Upper Ground Floor Level only allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, together with an ancillary gym space at Upper Ground Floor, as well as Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works

Plot M (2 Angel Square) - 124973/FO/2019 - Erection of an 11 storey building and a 12 storey building with plant rooms above to form a mixed use development comprising 39,184 sq.m (NIA) of Class B1a office use and commercial units of 1,286 sqm (NIA) (Use Classes A1, A2, A3, A4, B1a and D1) along with associated lower ground level car parking, hard and soft landscaping and associated works, including the creation of a new pedestrian route between Angel Street and Miller Street.

134307/FO/2022 - Erection of 2 Angel Square, a 14 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units at Upper Ground floor Level (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), and with a flexible office (Use Class Egi) and/or restaurant (Use Class Eb) space at Level 12, along with Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works;

Erection of 3 Angel Square, a 13 storey building (excluding roof top plant) to form a mixed use office development (Use Class Egi) with two flexible commercial units provided over Lower and Upper Ground Floor Levels (Use Classes Ea, b, c, e, f, and / or Use Class Sui Generis (p) and (q)), a further flexible commercial unit at Upper Ground Floor Level only allowing for ancillary seminar space and / or Sui Generis Use Class (t) Cinema space, together with an ancillary gym space at Upper Ground Floor, as well as Lower Ground Level car and cycle parking, hard and soft landscaping and other associated works.

Angel Square public realm - 135551/FO/2022 & 39033/NMC/2024

Improvements to Angel Square public realm, works to include: replacement of existing hard and soft landscaping; erection of structure for community use (Use Class F2); installation of new drainage scheme; installation of services, installation of lighting columns, wayfinding signage and other street furniture; provision of cycle parking; and, associated works.

Non-material amendment to Planning Permission 135551/FO/2022 to vary the wording of Conditions 2 (SPL), 5 (Trees Retained), 6 (Drainage), 12 (Landscaping), 14 (Lighting), 21 (Trees), and 22 (Structure).

Consultation, notification and publicity responses

Consultations

Highway Services advise the retention of this site causes no further impact on the adjacent highway and is acceptable in principle subject to the previously approved planning conditions.

Environmental Health advise they have no comments for the retention of the marketing suite.

Flood Risk Management advise they have no objection to the approval of the application.

Notifications and publicity

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as

affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Relevant policies

The Places for Everyone Plan – 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-E1 – Economy
- Policy JP-P1 – A Good Place to Live
- Policy JP-P1 - Sustainable Places
- Policy JP-S2 – Carbon and Energy
- Policy JP-G2 – Green Infrastructure

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

SP1 – Spatial Principles
CC1 – Primary Economic Development Focus: City Centre and Fringe
EC1 – Employment and Economic Growth in Manchester
EC3 – The Regional Centre
EC4 – North Manchester
EN1 – Design Principles and Strategic Character Areas
EN3 - Heritage

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

- Policy DC26 – Development and Noise

Guide to Development in Manchester SPD (2007)

National Planning Policy Framework

Draft National Planning Policy Framework (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.

Assessment

Background and principle of temporary use

Planning Permission was granted in February 2020 for the development of 2 & 3 Angel Square on the wider site, which comprises two office buildings of ground plus 10 and ground plus 11 storeys respectively (Ref: 124973/FO/2019), with ground floor commercial units and

landscaping and associated works.

In 2021, a temporary consent for the NOMA marketing suite was approved to allow for the advertisement and promotion of the development sites.

Until 3 Angel Square commences the marketing suite would be retained in situ and the relocation of the structure has been outlined within the planning submission. The building is easily demountable and could be relocated easily. For the avoidance of doubt this would be subject to a separate future planning application.

As established under the previous consent, the application site is located within the Regional Centre and NOMA, a key regeneration area in the city centre.

The Site is identified as a focus for employment and economic development within the NOMA SRF and Core Strategy Policies SP1 (Spatial Principles), EC 3 (Regional Centre), CC 1 (Primary Economic Development Focus: City Centre and Fringe), and EC 4 (North Manchester). UDP Saved Policy allocation HC10 (Economic Development) also identifies the site for business or commercial development.

The principle of the redevelopment of the Site for employment and economic development has also already been established through the 2015 and 2020 2 & 3 Angel Square Planning Permission for the Site. The Proposed Development will enable the quality and sustainability of the wider NOMA Estate to be showcased to prospective occupiers and will help to attract and retain companies to NOMA, thereby strengthening its position as an emerging commercial, creative and digital hub. This will ultimately enable NOMA to reach its ambitions to deliver more local jobs, exceeding the overall target of 15,000 jobs.

The 2020 SRF also recognises the role which meanwhile uses have played in activating underused sites and buildings at NOMA to date. In advance of the permanent redevelopment of the wider site for a new office building (in accordance with Planning Permission Ref. 124973/FO/2019), the proposed development will play an important role in terms of providing a high quality, temporary meanwhile use and public realm for a currently underutilised, prominent site in the SRF area; ultimately improving the visual appearance of the Site. It will also showcase the design and sustainability intent of the future NOMA office buildings to potential occupiers.

Due to current market conditions, there have been delays on the commencement of development. The further temporary approval of the marketing suite is acceptable and would be subject to be relocated in the future to allow for development to progress.

Visual Amenity

The building consists of a one-storey structure where the massing has been designed to be a simple rectilinear element, with an extending ground plane which fragments and contours to negotiate the level changes.

The as built structure is considered to be within a prominent location along Miller Street and the appearance of the building reflects the high-quality architecture within the NOMA masterplan and the constructed buildings within Angel Square.

The dark timber cladding reflects the materiality of the CIS tower opposite the site and complements to the landscaping and planting within the square.

The as built development has been constructed in accordance with the approved planning permission (129631/FO/2021) and subsequent non-material amendment application (132555/NMC/2021). The structure is acceptable in terms of its appearance and would complement the surrounding commercial character of the area. Whilst the building is only temporary, the standard of the architecture is acceptable and of high quality.

Climate Change

Condition 18 attached to planning permission 129631/FO/2021 was amended under 132555/NMC/2021 for the BREEAM requirements from 'outstanding' to 'excellent'. This was because the applicant expressed whilst they are seeking to still achieve outstanding, it may not be possible and want the flexibility in the wording of the condition. This was considered to be acceptable particularly given the building has only been granted on a temporary basis.

This condition has not been discharged and no evidence of the BREEAM minimum of 'excellent' has been provided in support of this application. This will still therefore be required to be discharged through planning condition.

Impact on historic environment

The site does not include any designated areas afforded special protection, such as areas of ecological or biodiversity value.

The site itself is not located within a Conservation Area, nor are there Listed Buildings within the red line boundary. Shudehill and Smithfield Conservation Areas are the closest conservation areas, located circa 80-120m from the site; they are considered too distant from the site for the Proposed Development to result in an impact on their setting.

The Site is also located close to several Listed Buildings, principally associated with the NOMA listed estate. This includes the following buildings, which are located on the opposite side of Miller Street to the Site, Grade II listed CIS Tower, Grade II listed New Century House and Hall and the Grade II listed Redfern Building.

As established under the previous consent the as built development is not considered to impact on the setting or significance of these listed buildings.

The former area was previously an informal surface car parking and consisted of overgrown/unmanaged landscaping. The public realm landscaping and marketing suite have enhanced the contribution of the site to the setting of the identified heritage assets.

Archaeology

The application site is located in a sensitive area where there have been previous reports and investigations into the below ground archaeology. It was agreed with GMAAS that a watching brief to monitor the works at the site to ensure that any archaeological remains are identified and recorded prior to any works associated with the development taking place.

This was agreed and discharged (CDN/21/0958) under planning condition 13 attached to Planning Permission 129631/FO/2021.

Trees and Ecology

The landscaping within the public realm is significant and has contributed positively to the amenity of the area. Under the previous consent there was a maintenance strategy, and the landscaping scheme would be maintained by the onsite maintenance team.

Highways

The application site is located in a highly sustainable location being a short walk from Manchester Victoria Railway station which also includes a tram interchange and access to bus services.

The five car parking spaces associated with the development would be retained which are located within the existing Angel Street Car Park close to the proposed pedestrian routes across the landscaping from Miller Street. One disabled space is included in this provision

Access to the car park is via the existing stepped access or proposed sloped access set within the new landscaping.

Four cycle spaces would also be retained within a secure store.

Highway Services are satisfied that the development remains unchanged and there would be no greater impact on the highway network.

Air Quality

The application site is located within an Air Quality Management Area. In accordance with Core Strategy Policy EN16 Air Quality, potential air quality impacts of the development were considered under the previous consent. A CEMP was submitted with mitigation measures during construction including measures to supress dust. This was considered acceptable for the construction of the development.

The site is within a highly sustainable location and vehicle trips/generation to the site are considered to be low. There is also cycle parking provision provided on site.

The photovoltaic panels to the roof would be retained to the structure.

Drainage

The surface water drainage scheme was submitted for approval through planning condition (CDN/21/0958) attached to condition 7 of planning permission 129631/FO/2021.

The drainage arrangements remain unchanged, and the Council's Flood Risk Team have no objection to the development.

Ground Conditions

At the time of the approval of planning permission 129631/FO/2021, there was known below ground contamination. Through planning condition 8, site investigation and remediation were satisfied prior to the structure being erected (CDN/21/0958 & CDN/22/0830).

There are no concerns with ground contamination at the site as this should have been remediated. The structure and associated planting remain unchanged and there is no breaking ground or risk of ground contamination.

Noise

The opening hours are retained as 07:00 to 22:00 Monday to Saturday; and 07:00 to 17:00 Sunday/Bank Holiday which is acceptable to Environmental Health and will form part of the conditions of the approval.

Waste Management

The waste management arrangements remain unchanged. The provision includes:

-1xno. 60L Wheeled Bin – general waste;
- 1xno. 60L Multi Aperture Recycling Bin
– Recycling.

Waste from the bins will be transferred from the building to a 1,110 waste container in a central storage area in the Redfern Building, located on the opposite side of Miller Street, by the NOMA Management team daily. Waste will then by collected on a weekly basis from Redfern Building in accordance with existing arrangements.

Environmental Health consider that the waste management arrangements are acceptable and should be conditioned accordingly.

Crime and Security

The application site is located in a prominent position fronting Miller Street and Angel Square affording the site a high degree of natural surveillance.

In accordance with previous consents, security measures would be incorporated into the development in the form of a key fob system and other physical measures.

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.

Recommendation: **Approve**

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.

Conditions attached to this decision

1) The temporary marketing suite hereby granted is for a limited period of 5 years only, expiring on 1 July 2031.

   Reason - The use hereby granted is for a temporary period only to help with the marketing strategy for the new development within the NOMA estate pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The marketing suite hereby permitted shall be discontinued no later than the 1 July 2031 and the works and use comprising the development are required to be removed no later than one month from the use ceasing.

   Reason - The use is required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the expiration of the temporary period (1 July 2031), a scheme to restore the land (including temporary restoration of the land pending future redevelopment should this be necessary) shall be submitted for approved in writing by the City Council, as Local Planning Authority.

   The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

   Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity pursuant to policies SP1, EN9, and DM1 of the Manchester Core Strategy (2012).

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

   - Existing Location Plan Ref: 10341-Z1-A-B5D8 G100-XP-XX-001
   - Ground Floor Plan Ref: 10341-Z1-A-B5D8 G200-PL-00-001 Rev P03
   - Roof Level Plan Ref: 10341-Z1-A-B5D8-G200 PL-RF-001 Rev P02
   - Design and Access Statement ref.10341-SHP RP-DAS01
   - Landscape General Arrangements Ref: 2629 PLA-XX-XX-DR-L-0001
   - Levels Ref: 2629-PLA-XX-XX-DR-L-3000 Rev P01
   - Proposed Site Context Plan Ref: 10341-Z1-A B5D8-G100-PL-XX-001 Rev P05
   - Landscape and Habitat Management Plan
   - 2&3 Angel Square Ecology Report
   - Landscape Masterplan (Ecological Annex) (2629-PLA-XX-XX-DR-L-0002)

- BREEAM CEEQUAL HQM Change in Ecological Value Calculator v3.0 and associated form
- Transport Statement Ref: 77714-CUR-00-XX RP-TP-001
- Framework Travel Plan
- East Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-EE-001 P03
- South Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-ES-001 P03
- North Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-EN-001 P03
- West Elevation Rev P03 Ref: 10341-Z1-A B5D8-G200-EL-EW-001 P03
- West Elevation – Trees Not Shown Rev P03 Ref: 10341-Z1-A-B5D8-G200-EL-EW-002 P03
- Wall to Roof Interface 01 Rev P03 Ref: 0341 Z1-A-B5D8-G251-DE-XX-001 P03
- Wall to Roof Interface 02 Rev P03 Ref: 10341 Z1-A-B5D8-G251-DE-XX-002 P03
- Wall to Roof Interface 03 Rev P03 Ref: 10341 Z1-A-B5D8-G251-DE-XX-003 P03
- Detailed Construction Management Plan
- Swept Path Analysis
- Civil Engineering Specifications Ref: NMS-BHE-XX-XX-SP-C-0001

All received by the City Council as Local Planning Authority on 5 May 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.

5) The drainage for the development shall be carried out in accordance with Drainage Strategy information ((as approved under CDN/21/0958):

- Civil Engineering Specifications Ref: NMS-BHE-XX-XX-SP-C-0001
- Drainage Details Sheet 1 Ref: NMS BHE-XX-XX-DR-C-3700
- Drainage Details Sheet 2 Ref: NMS BHE-XX-XX-DR-C-3701
- Drainage Details Sheet 3 Ref: NMS BHE-XX-XX-DR-C-3702
- Drainage Details Sheet 4 Ref: NMS BHE-XX-XX-DR-C-3703
- General Arrangements and Manhole Schedules Ref: NMS-BHE-XX-XX-DR C-3100
- Overland Flow Routes for Extreme Events Ref: NMS-BHE-XX-XX-DR-C 3101
- Pavement Plan and Joints Layout Ref: NMS-BHE-XX-XX-DR-C-2100

All received by the City Council as Local Planning Authority on 5 May 2026.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) The temporary marketing suite shall be retained as built in accordance with the materials matrix ref 10341-SHP-Z1-A-B5D8-G251-EL-XX-001 P02 Details received by the City Council, as Local Planning Authority, on the 5 May 2026 (as approved under CDN/21/0958).

Reason - To ensure the retention of the appearance of the development, in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

7) The waste management arrangements shall be carried out in accordance with the details contained within the Design and Access Statement ref. 10341-SHP-RP-DAS01 as received by the City Council, as Local Planning Authority, on the 5 May 2026. The waste arrangements shall remain in place for the temporary duration.

Reason - To ensure adequate waste arrangements are put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) The development hereby approved shall not be open outside the following hours (including bank holidays):

- 07:00 to 22:00 Monday to Saturday;
- 07:00 to 17:00 Sunday/Bank Holiday

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

9) The plant at the premises hereby approved shall operate in accordance with the Noise Impact Assessment prepared Burohappold (ref. 0046912) Dated 16 December 2021 Revision 01 and the Condition Discharge Report: 30004/RP1 Dated 21 July 2022 as received by the City Council, as Local Planning Authority, on the 5 May 2026 (as approved under CDN/22/0830).

Reason - To minimise the impact of plant on the surrounding residential area in the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

10) The five car parking spaces (including one disabled bay) shall be retained as surfaced, demarcated and available for the duration of the temporary consent in accordance with the approved the car parking layout as indicated on drawing 2629-PLA-XX-XX-DR-L-0002, stamped as received by the City Council, as Local Planning Authority on 5 May 2026 (as approved under 129631/FO/2021).

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

11) (a) The landscaping shall be retained in accordance with the landscaping drawing 2629-PLA-XX-XX-DR-L-0002 as received by the City Council, as Local Planning Authority, on the 5 May 2026.

(b) The landscaping shall be maintained in accordance with the Landscape Habitat and Management Plan: [ERAP (Consultant Ecologists) Ltd ref: 2020-380], prepared by ERAP Ltd for the lifetime of the development.

Reason - To ensure the retention of the landscaping scheme for the development respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) The cycle spaces shall be retained and maintained for as long as the development remains in use in accordance with drawing 2629-PLA-XX-XX-DR-L-0002 as received by the City Council, as Local Planning Authority, on the 5 May 2026. The cycle spaces shall be retained and maintained for as long as the development remains in use.

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

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

Informatives

Physical Security Doors * All external doors (single and double leaf) must be compliant with and certified to BS PAS 24, STS 202, or LPS 1175 SR2. It is crucial that the door ironmongery to any escape-only doors is permitted under the security certification of the product. All escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Shutters

- Should be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions. Ideally, shutters should have shutter-boxes and guides built into the fabric of the building - where they would be less vulnerable to attack and less visually intrusive.

Glazing & Building Fabric

- Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

Alarm

- A monitored alarm system should be installed, linked to contacts on all external doors/shutters and PIR detectors covering all ground floor areas with windows, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or security control room.

Lighting

- Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

CCTV

- Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy: * CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would

be better to have good quality images over a 14-day period than poor ones over a 30-day period.

Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court

Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this - if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

Identification - One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

The intelligent placement of cameras helps to provide clear facial identification of individuals. Suitable locations would be: the entrance/s to the site, the main entrance lobby to the building, all external elevations and all service/parking areas.

Any lockers within staff changing facilities must be robust/secure and all users should be encouraged to use them and not leave belongs unattended in changing areas. Staff should undertake regular inspections of any changing facilities and locker areas.

Management & Maintenance
1.1.1 There should be a comprehensive security regime in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff should understand and accept the need for security measures and it should be made easy for people to raise concerns or report observations.

1.1.2 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime - a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:

1.1.3 All high value equipment (e.g. computers, tools, plant/equipment etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.