Docusign Envelope ID: 9B3E4751-2475-8A0E-83E2-7801FAA3D75A

DATED 15 June ~~2026~~ EPG 15/06/26 2026

THE COUNCIL OF THE CITY OF MANCHESTER

– and –

M1 DEVELOPMENTS LTD

– and –

HAMPSHIRE TRUST BANK PLC

AGREEMENT

pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) relating to land at 48 Store Street, Manchester, M1 2WA

City Solicitor
Manchester City Council
P O Box 532
Town Hall
Albert Square
Manchester
M60 2LA

L/EPG/PLA001/84225

EPG 15/06/26 EPG 15/06/26

THIS AGREEMENT is made the 15 ~~June 2026~~ EK day of ~~15~~ June ~~2026~~ 2026

BETWEEN:

(1) **THE COUNCIL OF THE CITY OF MANCHESTER** of PO Box 532, Town Hall, Albert Square, Manchester M60 2LA (the **"Council"**);

(2) **M1 DEVELOPMENTS LTD** (incorporated in England with company number 14526579) whose registered office is at Unit 90, Formby Business Park, Stephenson Way, Liverpool, L37 8EG (the "**Owner**"); and

(3) **HAMPSHIRE TRUST BANK PLC** (incorporated in England with company number 1311315) whose registered office is at 80 Fenchurch Street, London, EC3M 4BY (the **"Mortgagee"**).

BACKGROUND

A. The Council is the local planning authority for the purposes of the Act in relation to the Site and is the authority by whom the obligations hereby created are enforceable. The Development will be carried out on the Site.

B. The Owner is the freehold owner of the Site registered at the Land Registry with title absolute under title number MAN76518 together with but subject to all matters contained or referred to in the title register thereunder.

C. The Mortgagee is interested in the Site by virtue of the Legal Charge.

D. The Application was submitted to the Council for planning permission to carry out the Development in the manner set out in the plans, specifications and particulars forming part of the Application.

E. The Council as local planning authority is satisfied that the Development is such as may be approved by the Council under the Act and is minded to grant planning permission for the Development in accordance with the Application but having considered the Local Plan and the Regulations is desirous of the Owner entering into this Agreement without which planning permission would not be granted.

F. The Council has determined that the Development in order to comply with the Local Plan requires a payment of one million one hundred and seventy-one thousand eight hundred and fifty-five pounds (£1,171,855) ("**Maximum Contribution**") as a contribution towards off-site Affordable Housing.

G. The Owner has agreed to enter into this Agreement in support of the Application so as to create planning obligations in favour of the Council pursuant to section 106 of the Act.

The Council has determined that in order to comply with the Core Strategy the Development should provide 20% on-site Affordable Housing or an equivalent financial contribution towards Affordable Housing within the Administrative Boundaries of Manchester or a combination of both ("the Affordable Housing Policy Requirement"). However, the Owner has stated that there are viability issues affecting the development of the Site and have submitted to the Council documentation in support of this contention. The Council has accepted that at the date of this Agreement without a reduction in the Affordable Housing Policy Requirement the implementation of the Development is not viable. The Council has agreed to accept the Initial Affordable Housing Contribution in lieu of

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the full policy requirement on the basis of the information contained in the documentation relating to viability submitted by the Owners to the Council. The Owner has agreed to enter into the planning obligations contained herein requiring the Owner to submit a Viability Appraisal and pay any Viability Payment found to be due in accordance with the provisions contained in this Agreement.

H. The Council is satisfied that the obligations in this Agreement are;

1. necessary to make the Development acceptable in planning terms;
2. directly related to the Development; and
3. fairly and reasonably related in scale and kind to the Development

AGREED TERMS

1. **DEFINITIONS AND INTERPRETATION**

1.1. The definitions and rules of interpretation set out in this Clause apply to this Agreement.

"Act" the Town and Country Planning Act 1990 as amended;

"Administrative Boundaries of Manchester" all the wards that together comprise the city of Manchester;

"Affordable Housing" affordable housing as defined in the NPPF that will be available to persons who cannot afford to rent or buy housing generally available on the open market;

"Agreement" this agreement;

"Application" the application to which the Council gave the reference 144771/FO/2025 for the 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;

"Architect" Four Architects of 113 Portland Street, Manchester, M1 6DW;

"Benchmark Land Value" means £210,000 (TWO HUNDRED AND TEN THOUSAND POUNDS)

"Best Endeavours" means that it is agreed by the parties hereto that the party under obligation will not thereby be required to take proceedings (including any appeal) in any court, public inquiry or other hearing (unless specified to the contrary) but subject thereto and to other terms of this agreement such party will be bound to attempt to fulfil the relevant obligation by the expenditure of such effort and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable to expect, in the case of the Owner, of a competent commercial developer in the context of the Development and of a competent landowner in the context of the Development and, in the case of the Council, of a competent local planning authority acting reasonably in the context of its statutory functions;

"**Calculation Date**" shall be prior to first Occupation of the Dwellings;

"**Chartered Surveyor**" a professional expert who is a chartered member of the Royal Institution of Chartered Surveyors

"Commencement of Development" the date upon which the Development shall begin by the carrying out of a material operation in accordance with the provisions of section 56(4) of the Act PROVIDED THAT any works of or associated with site clearance, remediation works, environmental or archaeological investigations, site and soil surveys, erections of contractors work compound, erection of site office, erection of fencing to site boundaries, marking of site boundaries and laying out of access roads and services shall for the purposes of the agreement be deemed not to be material operations and **"Commence"**, **"Commencement"** and **"Commenced"** shall be construed accordingly;

"Completion of Construction" the date upon which a valid certificate of completion shall have been issued in respect of the relevant number of Dwellings for the purposes of the Building Act 1984 and the Building Regulations 2010 or any amendment or replacement of the same and **"Completed"** and "**Completion**" shall be construed accordingly;

"Construction Period" means the period from the carrying out of the first Material Operation to the Practical Completion of the Development.

"Core Strategy" means the Manchester Core Strategy (adopted 11th July 2012) which is the key document in the Council's Local Development Framework and details the Council's vision for the development of Manchester during the period 2012 to 2027

"Costs" means the costs to be taken into account for the purpose of the Viability Appraisal as defined in paragraph 013 (reference: 10-013-20240214) of the section of the NPPG headed "Viability" as the same may be amended or any replacement thereof PROVIDED THAT the Council will accept in the calculation of the Costs:

(a) the actual costs reasonably and properly incurred in relation to the Development prior to and up until the time of submission of the Viability Appraisal; and
(b) the estimated costs that remain to be reasonably and properly incurred in completing the Development and such details shall be included in the Viability Appraisal,
provided always in the case of points (a) and (b) of this definition that any such actual or estimated costs are amongst those detailed or referred to in paragraph 014 of the NPPG section headed "Viability" (as may be amended or any replacement of the same);

"Development" the development undertaken on the Site pursuant to the Planning Permission as specified in the Application and "**Developed**" shall be construed accordingly;

"Disposal" means:

(a) a transfer by sale; or

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(b) the grant of a Long Lease;

by the Owner of a Dwelling and "**Disposed**", "**Disposed Of**", "**Dispose**" and "**Disposals**" shall be construed accordingly;

"**Dwelling**" a unit of accommodation to be constructed on the Site as part of the Development pursuant to the Planning Permission and "**Dwellings**" shall be construed accordingly.

"**Expert**" a professional expert in town planning, who is a Chartered Member of the Royal Town Planning Institute with a minimum of ten years post-qualification experience.

"**GDV**" means gross development value as defined in RICS Guidance or any replacement, update or amendment of the same together with the value of any grant funding/public subsidy received in respect of the Development. In addition, the Council will accept in the calculation of GDV the actual sale prices achieved at the development up to the time of preparation of the Viability Appraisal and detailed therein PROVIDED THAT where in the opinion of the Council a Dwelling:

(c) has not been Disposed of at a value that is equal to or greater than its Open Market Value; or

(d) is not yet Disposed of or not yet sold subject to contract and the advertised price for the Dwelling is not equal to or greater than its Open Market Value then (in either case) the Council may opt in writing to substitute the Open Market Value of the said Dwelling concerned in place of the actual monies received or (if applicable) in place of its advertised price

"**Gross Margin**" the GDV less the Costs;

"**Index Linked**" adjusted on an annual basis or pro rata per diem from the date of this Agreement to the relevant date of payment in accordance with the Retail Price Index and "**Index Linking**" shall be construed accordingly;

"**Initial Affordable Housing Contribution**" means the sum of one hundred and twenty-five thousand pounds (£125,000) and Index Linked to be paid in accordance with the provisions contained in Schedule 3;

"**Interest**" interest at 4% (four per cent) above the base lending rate of the Bank of England from time to time;

"**Legal Charge**" a registered charge registered against Land Registry title number MAN76518 dated 7 July 2025;

"**Local Plan**" includes the Core Strategy adopted by Manchester City Council on 11 July 2012, the extant Unitary Development Policies and all other relevant strategic planning documents adopted by the Council;

"Long Lease" means a lease of a Dwelling for not less than ninety-five (95) years granted at a premium without reservation of a rack rental;

"Material Operation" means material operation comprised in the Development as defined by Section 56(2) and (4) of the 1990 Act;

"Maximum Contribution" the sum of one million one hundred and seventy-one thousand eight hundred and fifty-five pounds (£1,171,855) Index Linked;

"Monitoring Fee" shall mean 15% of the Application fee being five thousand three hundred and fifty-nine pounds and eighty pence (£5,359.80) to be used for the purpose of monitoring of this Agreement and the Planning Obligations contained herein;

"NPPF" the National Planning Policy Framework issued in December 2024 being the framework setting out the Government's planning policies for England and how these are expected to be applied as may be amended or any replacement of the same;

"NPPG" the National Planning Practice Guidance which provides context on the Government's planning policies as set out in the NPPF as may be amended or any replacement of the same;

"Occupation" means the occupation of any part of the Development for the purposes permitted by the Planning Permission but does not include use by personnel whilst engaged in construction, fitting out or decoration of the Dwellings or occupation for marketing or display or occupation in relation to security operations;

"Open Market Sales" means the marketing and sale of individual Dwellings within the Development Disposed of at Open Market Value;

"Open Market Value" means the market value as defined in the IVS definition of market value set out in paragraph 30 on pages 18 to 20 of the section headed "IVS 104 Bases of Value" in Part 6 of the RICS publication titled "RICS Valuation - Global Standards 2017" and issued in June 2017 or any replacement, update or amendment of the same from time to time;

"Permitted Profit Level" means in the case of Open Market Sales when the Gross Margin is equivalent to 17.5% (Seventeen and half per cent) of the GDV;

"Plan" the plan attached to the Agreement;

"Planning Obligations" shall mean the obligations of the Owner specified in the Schedules;

"Planning Permission" the planning permission granted pursuant to the Application substantially in the form of the draft attached at Schedule 2;

"Practical Completion" the issue of a certificate of practical completion by the Owner's Architect, engineer or other certifying officer as the case may be under the relevant building contract entered into in respect of the Development or part or parts thereof;

"Regulations" the Community Infrastructure Levy Regulations 2010 as amended;

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"Retail Price Index" twelve (12) month percentage change in the All Items Retail Price Index published by the Office for National Statistics Centre and in the Monthly Digest of Statistics (or contained in any official publication substituted therefor) or such other index as may from time to time be published in substitution therefor;

"RICS" the Royal Institution of Chartered Surveyors;

"**RICS Guidance**" the RICS guidance note first edition March 2021 entitled "Assessing viability in planning under the National Planning Policy Framework 2019 for England" and the 'Viability Section of the NPPF' or any replacement, update or amendment of the same from time to time.

"Site" the property described in Schedule 1 and shown for the purposes of identification only edged red on the Plan;

"Viability Appraisal" a written appraisal in the form set out in Schedule 5 to assess the Gross Margin required to be provided on the Calculation Date in accordance with the provisions of Schedule 3 of this Agreement. Further guidance on the format to follow can be found in the RICS Guidance;

"Viability Assessment Fee" a maximum fee of twelve thousand pounds (£12,000) plus VAT to cover the cost of the Council's review of the Viability Appraisal in order to determine whether and the extent to which the Development can support a requirement to provide the Viability Payment;

"Viability Payment" a payment required to be made by the Owner to the Council if the Viability Appraisal shows that the Permitted Profit Level as assessed will be achieved and will be the amount by which the Gross Margin exceeds the Permitted Profit Level PROVIDED THAT the sum of the Initial Contribution and the Viability Payment shall not exceed the Maximum Contribution. The Viability Payment will be payable in accordance with the timescales set out in Schedule 3 hereto;

"Viability Payment Deadline" means the twenty eighth (28th) Working Day next following the later of:

(a) the day on which the Council states pursuant to paragraph 3.1 of Schedule 3 that the Viability Appraisal is agreed;

(b) the day on which the Viability Appraisal is agreed in writing between the Owner and the Council pursuant to paragraph 4 of Schedule 3; and

(c) the day on which the written determination of the Chartered Surveyor is issued pursuant to Clause 7 of the Agreement and paragraph 4 of Schedule 3;

"Working Day" means any day except Saturday Sunday or a bank holiday and reference to "Working Days" shall be construed accordingly.

1.2. The Clause headings do not affect this interpretation.

1.3. Unless otherwise indicated, references to Clauses and Schedules are to Clauses of and Schedules to this Agreement and references in a Schedule to a Part or Paragraph are to a Part or Paragraph of that Schedule.

1.4. References to any statute or statutory provision include reference to:

1.4.1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by any subsequent legislation; and

1.4.2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision.

1.5. Except for the provisions of Clause 9 references to the Site include any part of it.

1.6. References to any party in this Agreement include the successors in title of that party, and references to the Council include any successor local planning authority exercising planning powers under the Act.

1.7. The term "including" means "including, without limitation".

1.8. Any covenant by the Owner or the Council not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.

1.9. If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Agreement is to be unaffected.

1.10. Words importing the singular meaning where the context so admits include the plural meaning and vice versa.

1.11. Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.

2. PLANNING OBLIGATION

This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling legislation and is a planning obligation for the purposes of section 106 of the Act, with the intent that covenants hereinafter contained shall be enforceable by the Council acting under the powers contained in section 106 or such other enabling powers against the Owner.

3. CONDITION PRECEDENT

This Agreement is conditional upon the grant of the Planning Permission and Commencement of Development save for the provisions of Clauses 9, 11, 14, 15, 17, and 18 which shall have immediate effect.

4. CONDITION SUBSEQUENT

If the Planning Permission for the Development has not been implemented by the carrying out of a material operation in accordance with the provisions of sections 56, 91 and 93 of the Act or is revoked or modified in whole or in part (other than in approval of an application by or on behalf of the Owner) or quashed or declared unlawful as a result of legal proceedings then this Agreement shall absolutely determine and become null and void but without prejudice to the rights of either party against the other in respect of any antecedent breach.

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5. THE OWNER'S COVENANTS

The Owner, on behalf of themselves and any person deriving title to any part of the Site from the Owner, hereby covenants with the Council so as to bind the Site to fully observe and perform the obligations on its part contained in this Agreement (including the Owner's obligations set out in Schedule 3) and hereby agrees that the Site shall be permanently subject to the obligations, restrictions and provisions specified herein, such obligations being planning obligations for the purpose of section 106 of the Act.

6. THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner to observe and perform the obligations on its part in this Agreement (including those obligations set out in the Schedule 4).

7. DISPUTE RESOLUTION

7.1 In the event of any dispute arising in connection with any of the terms of this Agreement other than a dispute involving the construction or interpretation of the terms of this Agreement or the enforcement of any decision pursuant to this Clause, the same shall (unless the Council and the Owner otherwise agree) be referred to an Expert or, in relation to the Viability Appraisal, to a Chartered Surveyor to be appointed by agreement between the Council and the Owner.

7.2 If the Council and the Owner are unable to agree on the appointment of an Expert or Chartered Surveyor within thirty (30) days of one party serving notice on the other calling for the appointment of an Expert or Chartered Surveyor, then an Expert or Chartered Surveyor shall be appointed on the application of either party to the President for the time being of the Royal Town Planning Institute or the Royal Institution of Chartered Surveyors (as applicable).

7.3 Any reference of a dispute to an Expert or Chartered Surveyor shall, if the parties are agreed in writing, be deemed to be a reference to an expert or chartered surveyor (and not to an arbitrator) whose decision shall be final and binding (save for manifest error) but shall otherwise be deemed to be a reference to an arbitrator pursuant to the Arbitration Act 1996 and any statutory amendment variation substitution or re-enactment thereof.

7.4 Any party to this Agreement shall be entitled to submit to the Expert or Chartered Surveyor representations and cross-representations with such supporting evidence as they shall respectively consider necessary and the Expert or Chartered Surveyor shall have regard thereto in making his decision which shall be delivered in writing.

7.5 The reference of any dispute shall include authority to determine in what manner all the costs of the referral shall be paid.

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8. WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

9. CHANGE IN OWNERSHIP & LIABILITY

9.1 The Owner agrees with the Council to give the Council immediate written notice of any change in Ownership of any of its interests in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with (unless the purchase relates to the entirety of the Site) the area of the Site or unit of occupation purchased by reference to a plan.

9.2 No person shall be liable for any breach, non-performance and non-observance of the covenants, obligations and restrictions contained in this Agreement after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest nor shall this hinder or preclude the Council's rights as the local planning authority to require that the breach, non-performance or non-observance be remedied after that person has parted with its interest in the Site.

9.3 The obligations contained in this Agreement shall not be binding on:

9.3.1 Any tenant, owner, occupier, mortgagee, and/or chargee of a Dwelling and their successors in title;

9.3.2 Any tenant, owner, occupier, mortgagee, and/or chargee of a Commercial Unit and their successors in title; and

9.3.3 Any statutory undertaker who acquires any part of the Site for the purpose of its statutory undertaking.

10. COUNCIL'S CONSENT OR APPROVAL

Where in this Agreement the consent, agreement or approval of the Council is required to be given by the Council, the Council confirms that such consent, agreement or approval shall not be unreasonably withheld or delayed provided that this shall not fetter the proper discretion of the Council.

11. LOCAL LAND CHARGE AND LAND REGISTRY ENTRY

11.1 This Agreement is a Local Land Charge and shall be registered as such by the Council.

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11.2 The Council will upon receipt of a written request of the Owner or its successors in title, at any time after the obligations set out herein have been fulfilled in their entirety, issue written confirmation thereon and thereafter cancel all related entries in the register of local land charges.

11.3 The costs of registration and cancellation pursuant to clauses 11.2 above shall be met by the Owner if requested by the Council.

12. NON-PROHIBITION ON DEVELOPMENT

Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement.

13. THE CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

Save as provided in respect of the successors in title to the Site or any successor to the relevant statutory functions of the Council, this Agreement shall not be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and no third party shall acquire any benefit, rights or claims whatsoever pursuant thereto.

14. COMMUNICATION

Any notice or document to be served on or sent pursuant to this Agreement shall either be delivered personally or sent by recorded delivery service:

14.1 To the Council and addressed to the City Solicitor at the Council's address first above written;

14.2 To the Owner and the Mortgagee respectively at their registered office address;

15. FEES

15.1 The Owner shall pay to the Council on the date hereof its legal fees reasonably and properly incurred in the preparation of this agreement.

15.2 Receipt by the Council of the payment of such sum shall not create any lawyer-client type contractual relationship between the Council and the Owner nor absolve the Owner from any liability or obligation imposed upon them by the terms of this Agreement or by statute or at common law;

15.3 The Owner shall pay to the Council on the date hereof the Monitoring Fee.

15.4 When submitting the Viability Appraisal the Owner shall pay to the Council the related Viability Assessment Fee within ten (10) Working Days of their receipt from the Council of an invoice detailing the amount.

16. INTEREST

If any payment due under this Agreement is paid late, Interest will be payable from the date payment is due to the date that payment is received.

17. **JURISDICTION**

This Agreement is governed by and interpreted in accordance with the laws of England.

19 COMPLETION

The provisions of this Agreement (other than this clause which shall be of immediate effect) shall be of no effect until this Agreement has been dated.

20 WARRANTY AS TO TITLE

The Owner hereby warrants to the Council that the title details recited in this Agreement are complete and accurate in every respect and that no other persons have an interest in the Site who have not been disclosed to the Council prior to the date hereof.

21 MORTGAGEE

21.1 The Mortgagee consents to this Agreement being entered into with the intention that the Site will be bound by the terms of this Agreement as if this Agreement had been executed and registered as a local land charge before the execution of the Legal Charge.

21.2 Notwithstanding clause 21.1, the Mortgagee will not incur any liability for any breach of the obligations contained in this Agreement unless and until it becomes a mortgagee in possession of the Site or any part of it.

EXECUTED as a deed by the parties on the day and year first hereinbefore appearing.

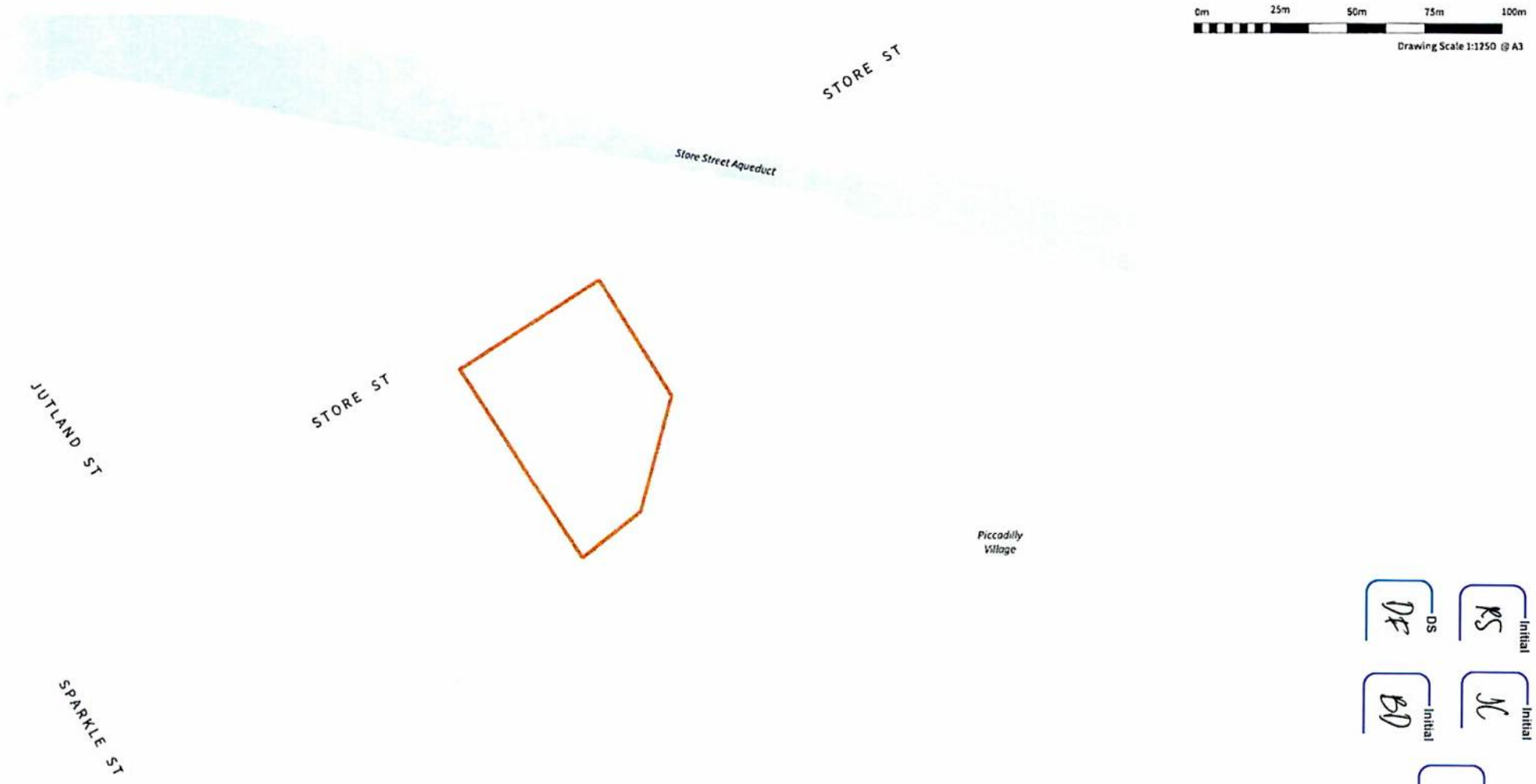
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SCHEDULE 1

THE SITE

Land at 48 Store Street, Manchester, M1 2WA and shown for the purposes of identification only edged red on the Plan.

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1 Location Plan
1 : 1250

DS Initial
Initial
Initial
Initial

Rev	Description	By	Date
C01	First issue	CJ	15/01/2026

Four Architects Limited (11613893)
Note:
This drawing is copyright.
Do not scale dimensions from drawings.
All dimensions must be checked on site by contractor or suitable qualified individual.
Contractor to report any discrepancies, errors or omissions prior to commencing work.

Project Title: Store Street		Status: Planning	
Location: Manchester City Centre		Scale: 1 : 1250	Date: 15/01/2026
Drawing title: Location Plan		Drawing Number: 25-008-FA-XX-XX-DR-A-02200	Revision: C01

Four
Architects
113 Portland Street, Manchester, M1 6DW
Tel. 01614707969 Email. info@fourarchitects.co.uk

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SCHEDULE 2

DRAFT PLANNING PERMISSION

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MANCHESTER CITY COUNCIL

DRAFT

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:

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- 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)

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- 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

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- 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

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- 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.

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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

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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.

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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

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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.

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· 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.

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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

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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.

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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).

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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

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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.

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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

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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.

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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).

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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.

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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.

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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

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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).

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Informatives

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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.

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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.

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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.

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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.

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.

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

Mining

Please see information relating to mining in Appendix A.

Date:

DRAFT DECISION

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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.

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Appendix A - Mining Information

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SCHEDULE 3

THE OWNER'S GENERAL COVENANTS

The Owner hereby covenants with the Council as follows:

1. To notify the Council in writing;

1.1 within five (5) Working Days of Commencement of Development that development has Commenced; and

1.2 within 5 (five) Working Days of the anticipated Calculation Date; and

1.3 within 5 (five) Working Days of Completion of Construction of all of the Dwellings constructed as part of the Development.

VIABILITY REVIEW AT CALCULATION DATE AND VIABILITY PAYMENT

2. Within ten (10) Working Days of the Calculation Date

2.1 to confirm the Permitted Profit Level to the Council in writing; and

2.2 to provide a copy of the Viability Appraisal in order that the Council may instruct a Chartered Surveyor to review the Viability Appraisal and advise the Council on its contents and conclusion.

3. Within sixty (60) Working Days of its receipt of the Viability Appraisal the Council shall give written notice to the Owner either: -

3.1 Stating that it accepts the Viability Appraisal or

3.2 Correcting or challenging any of the amounts or conclusions included in the Viability Appraisal and giving details of the disputed amounts or conclusions.

4. In the event that the Council shall have served a notice on the Owner pursuant to paragraph 3.2 of this Schedule 3 the Owner and the Council shall use reasonable endeavours to reach agreement in respect of the Viability Appraisal but if the Owner and the Council shall have failed to agree the Viability Appraisal within twenty-eight (28) Working Days of the notice served by the Council pursuant to Paragraph 3.2 of this Schedule 3, then the matter in dispute shall be referred to the Chartered Surveyor, in accordance with the provisions of Clause 7 with the Chartered Surveyor being requested that he/she should as soon as practicable issue a written determination as to the matter in dispute and a written determination of the correct Viability Appraisal, which both Parties agree will be final and binding upon them (save in respect of manifest error);

5. The Viability Appraisal not by way of limitation shall include and confirm:

5.1 the GDV;

5. 2 the Costs;

5.3 the Gross Margin; and,

5.4 the Viability Payment, if any.

6. Viability Payment

6.1 On or before the Viability Payment Deadline to pay to the Council the Viability Payment (if any) PROVIDED ALWAYS that the Viability Payment shall be capped so that it does not exceed the Maximum Contribution;

6.2 In the event that the information contained in the Viability Appraisal (as agreed by the Council or determined pursuant to paragraph 4 of this Schedule 3) shows that a Viability Payment is not due then it is agreed by the Council that the Viability Payment shall not be payable although the Viability Assessment Fee shall still be due;

6.3 From the Calculation Date the Owner shall not Occupy nor permit Occupation of any Dwelling unless and until:

(a) the Viability Payment (if any) has been paid in full; or

(b) the Council has confirmed in writing that no Viability Payment is due.

RETENTION OF ARCHITECT

7.1 The Owner shall use Best Endeavours to continue to employ the Architect as the lead architect throughout the Construction Period and until Practical Completion of the Development PROVIDED THAT the Architect remains willing and able to fulfil such role in relation to the Development and that such employment is capable of being secured on reasonable commercial terms.

7.2 Should the Architect not be appointed or continue to be appointed in accordance with paragraph 7.1 above the Owner shall immediately notify the Council of this fact and shall use Best Endeavours to appoint a replacement Architect of a similar calibre and reputation as soon as reasonably practicable and shall thereafter notify the Council of the identity of the replacement architect immediately thereafter.

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SCHEDULE 4

THE COUNCIL'S COVENANTS

The Council hereby covenants with the Owner as follows:

1 To use any Viability Payment towards the provision of Affordable Housing within the Administrative Boundaries of Manchester and for no other purpose.

2. At the written request of the Owner to provide written confirmation of the discharge of the obligations contained in this Agreement when satisfied that such obligations have been performed within twenty (20) Working Days of receipt of the request.

3. The Council shall provide written details of any expenditure incurred by the Council using the Viability Payment within 20 Working Days of a written request to do so from the party/person who made the payment to the Council.

4. To repay to the paying party such sum or sums remaining from the Viability Payment as have not been expended in accordance with paragraph 1 of this Schedule (excluding any such sums in respect of which though not yet expended the Council has contractually committed to expend) within ten (10) years of the date of receipt by the Council.

5. To issue the Planning Permission within two (2) Working Days of the date hereof.

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SCHEDULE 5

VIABILITY TEMPLATE

48 Store Street, Manchester, M1 2WA

Gross Development Value (GDV) £

Permitted Profit Level – based upon 17.5% of GDV of Open Market Value	£
All in build cost – Includes (but not limited to) - house build (superstructure), plot costs (incl. substructure), infrastructure, overheads and prelims, operating costs, sales incentives	£
Schedule of abnormals TBA	£
Contingency on build costs and abnormals TBA	£
Professional fees on build costs and abnormals TBA	£
Sales and marketing costs TBA	£
Section 106 payments TBA	£
Finance cost of TBA	£
Interest cost on deposits - TBA	£
Tax relief - TBA	£
Agreed land value (The Lower of 1). Benchmark Land Value set at planning consent stage of £XX or 2). Actual land value – to be evidenced)	£
Agreed Stamp Duty - TBA	
Commercial letting agent and legal fees 10% and 5% of commercial estimated rental value	
Investment sales agent & legal fees 1% of GDV	
TOTAL COSTS (Costs)	
Gross Margin equals GDV - Costs	
Gross Margin minus Permitted Profit Level	
VIABILITY PAYMENT – equating Gross Margin minus Permitted Profit Level	

NB:

- **Viability Payment cannot exceed the Maximum Contribution**
- **The headings in the Viability Template are not exhaustive**

THE COMMON SEAL of THE COUNCIL OF THE CITY OF MANCHESTER was hereunto affixed in pursuance of an Order of the Council of the said City:

Gaynor Corfe

Authorised Signatory [redacted]

EXECUTED AS A DEED by)
M1 DEVELOPMENTS LTD)
acting by a Director) [redacted]

Russell Schwarze

Director

in the presence of:

Witness Signature ..... [redacted] .....

John Connolly

Witness Name .....

Witness Address [redacted] .....

EXECUTED AS A DEED)

by **HAMPSHIRE TRUST BANK PLC** acting by)

its attorney [redacted])

under a power of attorney dated 13 November 2024)

in the presence of a witness:)

[redacted]

3A105DD25C054FA...

.....

Attorney

Signature, name and address of witness:

Signature: ..... [redacted] ....

Name: Bhoomika Daddar .....

Address: Brecher LLP, 4th Floor, 64 North Row, Mayfair, London, W1K 7DA .....

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