MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to planning permission referenced 132214/FO/2021 to change the wording of Conditions 2 (Approved Dwgs) 14 (plant Noise),16 (Noise Commercial), 17 (hours commercial), 18 (Fumes), 35 (bar, restaurant management), 38 (Cycle Parking), 44 (Refuse) and amend the description of development to allow for the removal of 2 ground floor units to provide residents amenity space.

Location:

Land South of Chapeltown Street Manchester

Application reference:

OTH-2026-000848

Applicant:

Impact & Places (Iron Works) Limited

Date of application:

29 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments relate to changes resulting from detailed design development and technical development in relation to updated fire safety guidance and to remove the commercial units at ground floor level and replace these with residents amenity spaces to align with the operational needs of a build to rent development. Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

It should be noted that this decision does not supersede the decision notice attached to planning permission 132214/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132214/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

(a) Site Location Plans BDP-FRS-XX-XX-DR-A-000010 P02 and BDP-FRS-XX-XX-DR-A-200010 P02;

(b) Dwgs BDP-FRS-XX-00-DR-A-20200 P07, BDP-FRS-XX-01-DR-A-20200 P06, BDP-FRS-XX-02-DR-A-20200 P06, BDP-FRS-XX-04-DR-A-20200 P06, BDP-FRS-XX-12-DR-A-20200 P06, BDP-FRS-XX-13-DR-A-20200 P06, BDP-FRS-XX-14-DR-A-20200 P07, BDP-FRS-XX-15-DR-A-20200 P07, BDP-FRS-XX-XX-DR-A-220301 P08, BDP-FRS-XX-XX-DR-A-220302 P06, BDP-FRS-XX-ZZ-DR-A-020002 P10, BDP-FRS-XX-ZZ-DR-A-020003 P10 and BDP-FRS-XX-00-DR-A-910211 P02 ,

(c) Dwgs BDP-FRS-XX-XX-DR-A-20310 P02, BDP-FRS-XX-XX-DR-A-20311 P02, BDP-FRS-XX-XX-DR-A-20312 P02, BDP-FRS-XX-XX-DR-A-20313 P02, BDP-FRS-XX-XX-DR-A-20400 P01, BDP-FRS-XX-XX-DR-A-20410 P02, BDP-FRS-XX-XX-DR-A-20411 P02, BDP-FRS-XX-XX-DR-A-212101 P02, BDP-FRS-XX-XX-DR-A-212102 P02, BDP-FRS-XX-XX-DR-A-212103 P02, BDP-FRS-XX-XX-DR-A-212120 P02, BDP-FRS-XX-XX-DR-A-213001 P02 and BDP-FRS-XX-XX-DR-A-213002 P02;

(d) Dwgs 0883-RFM-XX-ZZ-DR-L-0001-S2 P06, 0883-RFM-XX-ZZ-DR-L-0002-S2 P06, and Dwg S21645-U 01 (Utility Survey)

(e) Sections 3.1, 3.2, 3.5, 4.0 and 6.0 of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021 as amended by 070FER-BDP-ZZ-ZZ-DR-A-02701 Area Plans - Gross Internal Area (GIA) and 070FER-BDP-ZZ-ZZ-DR-A-02700;

(f) Zerum e-mail dated 25-02-22 in relation to Disabled access and Accessible Apartments;

(g)Waste Storage and Management (Residential and Commercial) as set out in Section 4.3 of of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021 and Zerum e-mail dated 02-03-22 as amended by Servicing Strategy 070FER-BDP-XX-00-DR-A-91201 Po1 stamped as received on 08 07 2026;

(h) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version VERSION B: 4th November 2021

REFERENCE: 2021/0505/CIS/01 and measures set out on P8 and 9 of Zerum's letter dated 18-01-22.

(i) Archaeological Desk-Based Assessment Chapeltown Street Manchester , by ARS Report N o : 2 0 2 1 / 1 6 7 stamped as received by the City Council on 11-11-2021;

(j) Inclusions of measures and targets set out ENVIRONMENTAL STANDARDS STATEMENT DECEMBER 2021 REF: 2021.259 by Element Sustainability stamped as received by the City Council on 11-11-2021;

(k)Implementation of Broadband installation in accordance with the GTech Surveys Limited, Broadband Connectivity Assessment

Ferrous 28/10/2021 stamped as received by the City Council on 11-11-2021;

(l) Fire Statement - TCFS001.2 Project: Ferrous, Manchester Subject: Fire Statement Date: 1 November 2021 by Fire Design Consultants stamped as received by the City Council on 11-11-2021 and response within p3&4 of Zerum's letter dated 18-01-22;

(m) Air Quality Assessment, Chapeltown Street, Manchester, Client: Capital & Centric (Nineteen) Ltd, Reference: 4829r1, Date: 19th October 2021 by Redmore environmental stamped as received by the City Council on 11-11-2021;

(n)Flood Risk Assessment for Ferrous at Chapeltown Street, Manchester Feb 2022 by WML consulting stamped as received by the City Council on 22-02-2022;

(o) TV reception survey prepared by GTech Surveys Limited, Television and Radio Reception Impact Assessment

Ferrous 28-10-22 stamped as received on 11-11-21;

(p) EXTENDED PHASE 1 HABITAT SURVEY, FERROUS, CHAPELTOWN STREET, MANCHESTER, Oct 2021 by Rachel Hacking Ecology stamped as received on 11-11-21;

(q) Transport Assessment and Travel Plan, prepared by SK Transport Ref 211027/SK22133/TS01(-01) stamped as received on 11-11-22.

(r) Daylight and Sunlight, Impact on Neighbouring Properties Ferrous, Chapeltown Street, Manchester dated 29-11-22 stamped as received on 29-11-21;

(s) Phase 1 Desk Study and Preliminary Geo-environmental Assessment, WML Consulting, Reference 9861G-WML-XX-ZZ-RP-G-0001, dated 14 October 2021 stamped as received on 11-11-21;

(t) Townscape and Visual Appraisal, Ferrous, Chapeltown Street, Manchester Version 2, March 2022, INF N0855 V2 stamped as received on 02-03-22;

(u)Ferrous, Chapeltown Street, Manchester Energy Statement by jh partners, Reference 1315/R/ME/ES, dated 22nd October 202 stamped as received on 11-11-21;

(v) FERROUS, CHAPLETOWN STREET, MANCHESTER - PROPOSED RESIDENTIAL DEVELOPMENT, NOISE IMPACT ASSESSMENT by Hepworth Acoustics, Reference P21-127-R01v4, dated November 2021 stamped as received on 11-11-21;

(w) Heritage Statement, Ferrous - Chapeltown Street, Manchester, Capital & Centric Ltd, October 2021 by Graeme Ives Heritage Planning;

(x) WIND MICROCLIMATE, ASSESSMENT REPORT, Ferrous, Manchester by GIA dated 09-12-21 stamped as received on 14-12-21; and

(y) Design and Access Statement - Non-material amendment, 070FER-BDP-XX-XX-RP A-20900_P01

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, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

14) Prior to occupation of:

(a) The residential accommodation; and

(b) The Pavilion

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

16) Notwithstanding the recommendation within the Noise Impact Assessment by Hepworth's Acoustics, Report No: P21-127-R01v4, dated November 2021 before

(a) use of any residential amenity areas including the gym; or

(b) use of the Pavilion;

commences a scheme for acoustically insulating each area/ unit to ensure that there is no unacceptable level of noise transfer from the Pavillion or the ground floor residential amenity spaces, including any gym use, to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(c) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

17) Before any use of each of the Pavilion hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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

18) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the Pavilion as indicated on drawing 070FER-BDP-XX-00-DR-A-20200 shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on

minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which superseed this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

35) In the event that the Pavilion as indicated on drawing 070FER-BDP-XX-00-DR-A-20200 is occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to its first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

* Details of management of storage of any external freestanding furniture

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

38) Prior to the first occupation of the residential element, the 72 cycle parking places proposed at ground floor and additional spaces within each apartment (as detailed within section 4.4 of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021); and the visitor parking and covered shelter shall be implemented in accordance with drawings 070FER-BDP-XX-00-DR-A-20200, 070FER-BDP-XX-01-DR-A 20200, 070FER-BDP-XX-02-DR-A-20200, 070FER-BDP-XX-04-DR-A-20200, 070FER BDP-XX-12-DR-A-20200, 070FER-BDP-XX-13-DR-A-20200, 070FER-BDP-XX-14-DR-A 20200 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).

44) Waste Storage and Management shall be implemented in accordance with the following:

Waste Storage and Management (Residential and Commercial) as set out in Section 4.3 of of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021 and Zerum e-mail dated 02-03-22;

The above approved scheme shall be implemented prior to the first occupation of each of: (a) the residential element;and (b) the Pavilion and shall remain in situ whilst the development is in operation.

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

Date: 20 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to planning permission referenced 132214/FO/2021 to change the wording of Conditions 2 (Approved Dwgs) 14 (plant Noise),16 (Noise Commercial), 17 (hours commercial), 18 (Fumes), 35 (bar, restaurant management), 38 (Cycle Parking), 44 (Refuse) and amend the description of development to allow for the removal of 2 ground floor units to provide residents amenity space.

Location:

Land South of Chapeltown Street Manchester

Application reference:

OTH-2026-000848

Applicant:

Impact & Places (Iron Works) Limited

Date of application:

29 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

Reason 2: The Applicant requires the description of development to to account for the removal of the ground floor commercial units. This will have the effect of amending the description of development to the following:

Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces),multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.

It should be noted that this decision does not supersede the decision notice attached to planning permission 132214/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132214/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

(a) Site Location Plans BDP-FRS-XX-XX-DR-A-000010 P02 and BDP-FRS-XX-XX-DR-A-200010 P02;

(b) Dwgs BDP-FRS-XX-00-DR-A-20200 P07, BDP-FRS-XX-01-DR-A-20200 P06, BDP-FRS-XX-02-DR-A-20200 P06, BDP-FRS-XX-04-DR-A-20200 P06, BDP-FRS-XX-12-DR-A-20200 P06, BDP-FRS-XX-13-DR-A-20200 P06, BDP-FRS-XX-14-DR-A-20200 P07, BDP-FRS-XX-15-DR-A-20200 P07, BDP-FRS-XX-XX-DR-A-220301 P08, BDP-FRS-XX-XX-DR-A-220302 P06, BDP-FRS-XX-ZZ-DR-A-020002 P10, BDP-FRS-XX-ZZ-DR-A-020003 P10 and BDP-FRS-XX-00-DR-A-910211 P02 ,

(c) Dwgs BDP-FRS-XX-XX-DR-A-20310 P02, BDP-FRS-XX-XX-DR-A-20311 P02, BDP-FRS-XX-XX-DR-A-20312 P02, BDP-FRS-XX-XX-DR-A-20313 P02, BDP-FRS-XX-XX-DR-A-20400 P01, BDP-FRS-XX-XX-DR-A-20410 P02, BDP-FRS-XX-XX-DR-A-20411 P02, BDP-FRS-XX-XX-DR-A-212101 P02, BDP-FRS-XX-XX-DR-A-212102 P02, BDP-FRS-XX-XX-DR-A-212103 P02, BDP-FRS-XX-XX-DR-A-212120 P02, BDP-FRS-XX-XX-DR-A-213001 P02 and BDP-FRS-XX-XX-DR-A-213002 P02;

(d) Dwgs 0883-RFM-XX-ZZ-DR-L-0001-S2 P06, 0883-RFM-XX-ZZ-DR-L-0002-S2 P06, and Dwg S21645-U 01 (Utility Survey)

(e) Sections 3.1, 3.2, 3.5, 4.0 and 6.0 of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021 as amended by 070FER-BDP-ZZ-ZZ-DR-A-02701 Area Plans - Gross Internal Area (GIA) and 070FER-BDP-ZZ-ZZ-DR-A-02700;

(f) Zerum e-mail dated 25-02-22 in relation to Disabled access and Accessible Apartments;

(g)Waste Storage and Management (Residential and Commercial) as set out in Section 4.3 of of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021 and Zerum e-mail dated 02-03-22 as amended by Servicing Strategy 070FER-BDP-XX-00-DR-A-91201 Po1 stamped as received on 08 07 2026;

(h) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version VERSION B: 4th November 2021

REFERENCE: 2021/0505/CIS/01 and measures set out on P8 and 9 of Zerum's letter dated 18-01-22.

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(k)Implementation of Broadband installation in accordance with the GTech Surveys Limited, Broadband Connectivity Assessment

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(y) Design and Access Statement - Non-material amendment, 070FER-BDP-XX-XX-RP A-20900_P01

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, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

14) Prior to occupation of:

(a) The residential accommodation; and

(b) The Pavilion

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

16) Notwithstanding the recommendation within the Noise Impact Assessment by Hepworth's Acoustics, Report No: P21-127-R01v4, dated November 2021 before

(a) use of any residential amenity areas including the gym; or

(b) use of the Pavilion;

commences a scheme for acoustically insulating each area/ unit to ensure that there is no unacceptable level of noise transfer from the Pavillion or the ground floor residential amenity spaces, including any gym use, to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(c) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

17) Before any use of each of the Pavilion hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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

18) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the Pavilion as indicated on drawing 070FER-BDP-XX-00-DR-A-20200 shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this

document (particularly Annex B) or other relevant guidance or documents which superseed this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

35) In the event that the Pavilion as indicated on drawing 070FER-BDP-XX-00-DR-A-20200 is occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to its first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

* Details of management of storage of any external freestanding furniture

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

38) Prior to the first occupation of the residential element, the 72 cycle parking places proposed at ground floor and additional spaces within each apartment (as detailed within section 4.4 of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021); and the visitor parking and covered shelter shall be implemented in accordance with drawings 070FER-BDP-XX-00-DR-A-20200, 070FER-BDP-XX-01-DR-A 20200, 070FER-BDP-XX-02-DR-A-20200, 070FER-BDP-XX-04-DR-A-20200, 070FER BDP-XX-12-DR-A-20200, 070FER-BDP-XX-13-DR-A-20200, 070FER-BDP-XX-14-DR-A 20200 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).

44) Waste Storage and Management shall be implemented in accordance with the following:

Waste Storage and Management (Residential and Commercial) as set out in Section 4.3 of of the BDP Ferrous Design and Access Statement FRS-BDP-XX-XX-RP-A-000022 Revision P02 30 November 2021 and Zerum e-mail dated 02-03-22;

The above approved scheme shall be implemented prior to the first occupation of each of: (a) the residential element;and (b) the Pavilion and shall remain in situ whilst the development is in operation.

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

Date: 20 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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