MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

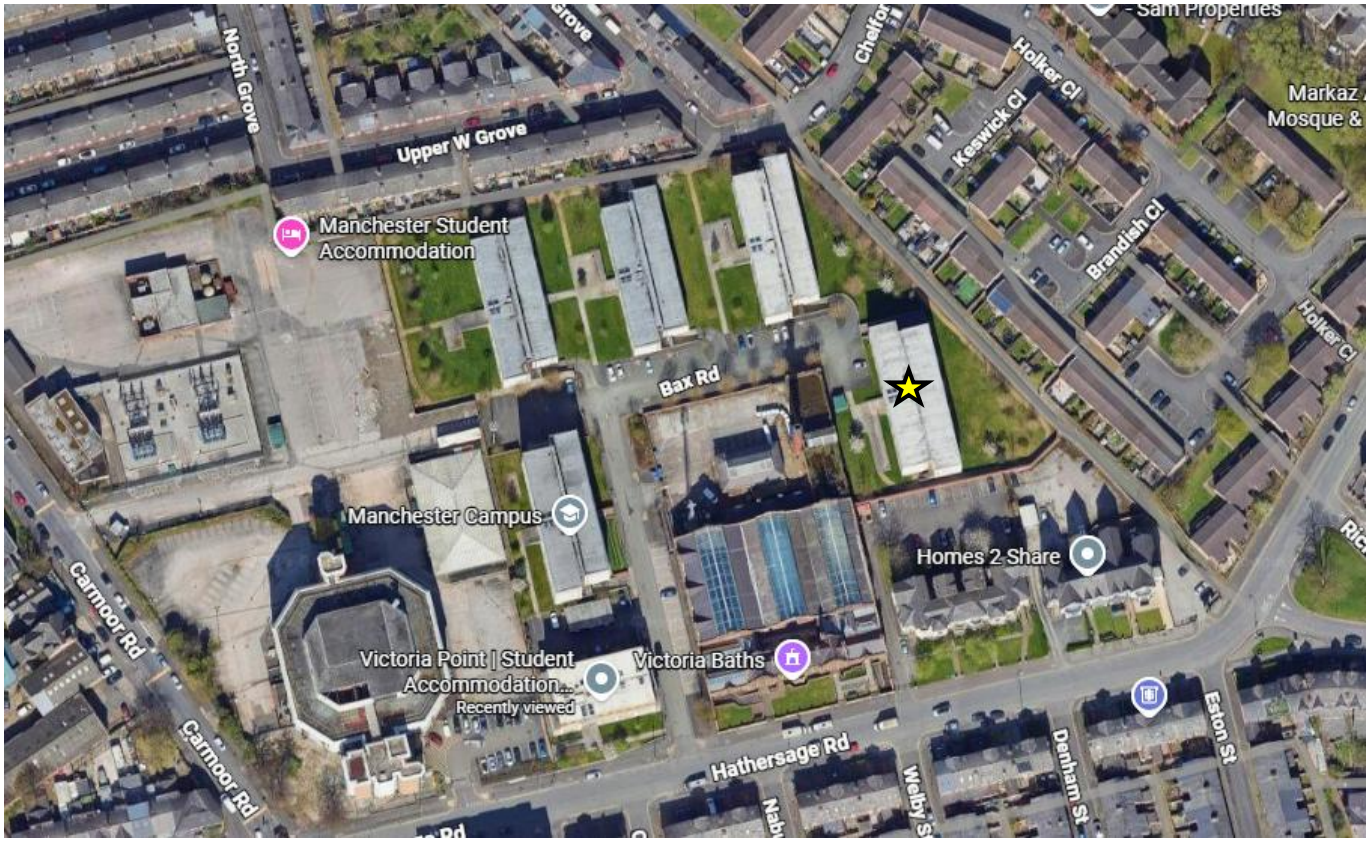
Application reference:	PLA-2026-000196
Application type:	Full planning permission
Proposal:	External alterations to Block 1 comprising replacement of existing cladding and windows, replacement of existing flat roof and provision for solar PV installation, erection of external buildings to contain Air Source Heat Pumps, substation, cycle storage, waste storage, installation of access ramp and associated works.
Site address:	Block 1 Victoria Point 44 Hathersage Road Manchester M13 0FT
Ward(s):	Ardwick
Date application valid:	05 May 2026
Applicant name:	Empiric Student Property PLC / Unite Group
Agent (if any):	Steven Healey
Case officer:	Robert Griffin
Recommendation:	Approve
Date of recommendation:	07 August 2026

Description of site, building and/or area

The site is one of 6no. modern 4-storey student accommodation buildings (2009) arranged on a U-shaped campus to the north of the Grade II* listed Victoria Baths (1906). Block 1 is situated 17 metres NE of the baths accessed from Bax Road.

The development has an extant permission granted in 2025 for phased demolition and extension up to 12 storeys that is not being progressed and has an approved Masterplan.

The Baths is highly significant and within the top 8.5% of listed buildings in the UK. Its significance mainly derives from the quality of design and materials including distinctive red brick and stone banding across its principal and side elevations and an eclectic blend of Jacobean and Baroque elements.


North Grove
Upper W Grove
Manchester Student Accommodation
Bax Rd
Manchester Campus
Homes 2 Share
Carmoor Rd
Victoria Point | Student Accommodation...
Recently viewed
Victoria Baths
Hathersage Rd
Keswick Cl
Holker Cl
Brandish Cl
Eston St
Denham St
Welby St




ster
34
7
5
3


7
5
3



1. View of the end of the block towards the car park entrance



2. View to the rear of the block



3. View of the dilapidated flat roof to the car park



4. View of the side elevation

Description of development

The applicant is seeking planning permission for external alterations to Block 1 comprising replacement of existing cladding and windows, replacement of existing flat roof and provision for solar PV installation, erection of external buildings to contain Air Source Heat Pumps, substation, cycle storage, waste storage, installation of access ramp and associated works.

Relevant planning history

Planning Application - 077297/OO/2005/N2 - OUTLINE PLANNING APPLICATION (siting and means of access) erection of six buildings (3/4/5/6 storeys). Comprising 194 residential units. Provision of 221 car parking spaces at ground and sub- basement level. Associated landscaping. Amendments to existing access from Hathersage Road – Approved (2006).

Planning Application - 082442/MO/2007/N2 - RESERVED MATTERS APPLICATION for the scale, appearance and landscaping in relation to the erection of 6 no. four, five and six storey blocks to create 194 new residential units with basement car parking and landscaping (approved in outline under application 077297/00/2005/N2 – Approved (2007).

Planning Application - 114962/FO/2017 - Proposed elevational alterations including the re-cladding of all existing buildings, the internal reconfiguration of Block 5 to change the accommodation from 47 no. flats to create 124 no. studios and 2 bedroom flats, internal alterations to the ground and basement levels of Blocks 3 and 4 including a new underground link between the buildings together with the erection of an entrance lobby between Blocks 3 and 4 at ground level to provide communal student amenity space and improvements to the public realm and existing open space around the blocks including repaving and new landscaping, all in association with the use of the existing buildings as student accommodation – Approved (2017).

Planning Application - 118490/JO/2017 - Variation of Condition No. 2 of planning approval 114962/FO/2017 to allow a reduction in floorspace of new basement area between Blocks 3 and 4, reconfiguration of accommodation within existing basement areas and associated elevational and landscape alterations – Approved (2018).

Planning Application - 139987/FO/2024 - Redevelopment of existing student accommodation buildings (6 in total) to include the phased demolition and extension of the existing buildings to a maximum height of 12 storey's to form Purpose Built Student Accommodation (876 bedspaces in total) (Use Class Sui Generis), including associated ancillary internal and external amenity space, ground floor community/commercial (Use Class E, F1 and F2), hard and soft landscaping and associated highway works – Approved (2025).

Planning Application - 144634/NMC/2025 - Non-material amendment application to planning permission reference 139987/FO/2024 to allow: update to phasing plan; reprofiling of ground within proximity of Blocks 2 and 3 and associated reconfiguration to basements including to Block 4; internal layout changes to accommodate redesign of building cores and fire escape routes and reduction in floor area to commercial unit within Block 6 and reduction in 2 no. PBSA units; minor elevational changes to window openings and door positions – Refused (2026).

Planning Application - 145115/NMC/2026 - Non-material amendment to Planning Permission 139987/FO/2024 to allow update of phasing plan, reprofiling of ground near blocks 2 and 3, reconfiguration of basement level to blocks 2, 3 and 4, reduction of floorspace to block 6 commercial unit, loss of 2no. PSBA units and minor elevational changes – Approved (2026).

Consultation, notification and publicity responses

Consultations

Manchester Airport Safeguarding made no objection to the proposal, subject to the rooftop solar PV installations being fitted with 'skirts' to prevent bird access beneath the arrays. An informative note relating to the procedures for crane and tall equipment notifications was also recommended.

MCC's Highways Services made the following comments in response to the application:

- The proposed alterations to the building are all within the red-line boundary of the site and as such, will not impinge upon the adopted highway.
- The existing access points will remain unchanged. A ramped pedestrian route is proposed to provide access to the building entrance, which will help segregate pedestrians from vehicles serving Block 1. It should be ensured that all elements of the ramp, including gradient, intermediate landings/rest platforms, and handrails, are compliant with DDA requirements and relevant guidance such as Design for Access 2. The ramp will be contained within the site boundary and will not encroach onto the adopted highway.
- Proposed cycle parking for 20 cycles.
- No boundary proposals submitted. For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.
- Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements where there is an impact on the highway.
- It is recommended that a Construction Management Plan is conditioned and attached to any planning permission that may be granted.
- The following informatives should also be included in any subsequent permission:
    - The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk
    - The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

MCC's Environmental Health Services raised no objection to the proposal subject to conditions requiring the submission and approval of an acoustic insulation scheme and an acoustic treatment scheme for external plant, in order to ensure that noise impacts on nearby sensitive receptors are appropriately mitigated.

Electricity Northwest made the following comments in response to the application:

- We can confirm that there is SP Electricity North West Ltd (SP ENWL) infrastructure located on land associated with the above application.
- The applicant should be advised that great care should be taken at all times to protect electrical apparatus and any personnel working in its vicinity. Anyone working in proximity to any of our apparatus (whether above or underground) should be referred to two relevant documents produced by the Health and Safety Executive (available from The Stationery Office Publications Centre and The Stationery Office Bookshops), and advised to follow the guidance given.
- The documents are as follows:-
    - HS(G)47 – Avoiding danger from underground services

    - GS6 – Avoidance of danger from overhead electric lines
- SP ENWL offer a fully supported mapping service, providing up to date information about the location and status of our apparatus. Further information can be found at https://www.enwl.co.uk/advice-and-support/line-search-before-you-dig,

Greater Manchester Ecology Unit made the following comments in response to the application:

- The proposals involve the loss of trees. As these could be used by nesting birds, we would recommend that the following condition be attached to any permission, should it be granted: “No removal of or works to any trees, vegetation or buildings shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of for active birds' nests immediately before clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.”
- The BNG Metric now appears to have been completed correctly and shows that the proposals will result in a net loss of biodiversity. The applicants’ intend to purchase units from a habitat bank to address the deficit and the broken trading rules.
- The Biodiversity Gain Condition will apply should this planning application receive permission. To discharge this condition additional information will need to be submitted which includes a Biodiversity Gain Plan, final landscape plan, final version of the BNG metric, and evidence of purchase of off-site units.

Notifications and publicity

One representation was received from a local resident; the comments are summarised as follows:

- Query relating to the planned start date for construction work as well as whether residents will be required to vacate their rooms during this construction work period due to the replacing of windows and fittings

Relevant policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

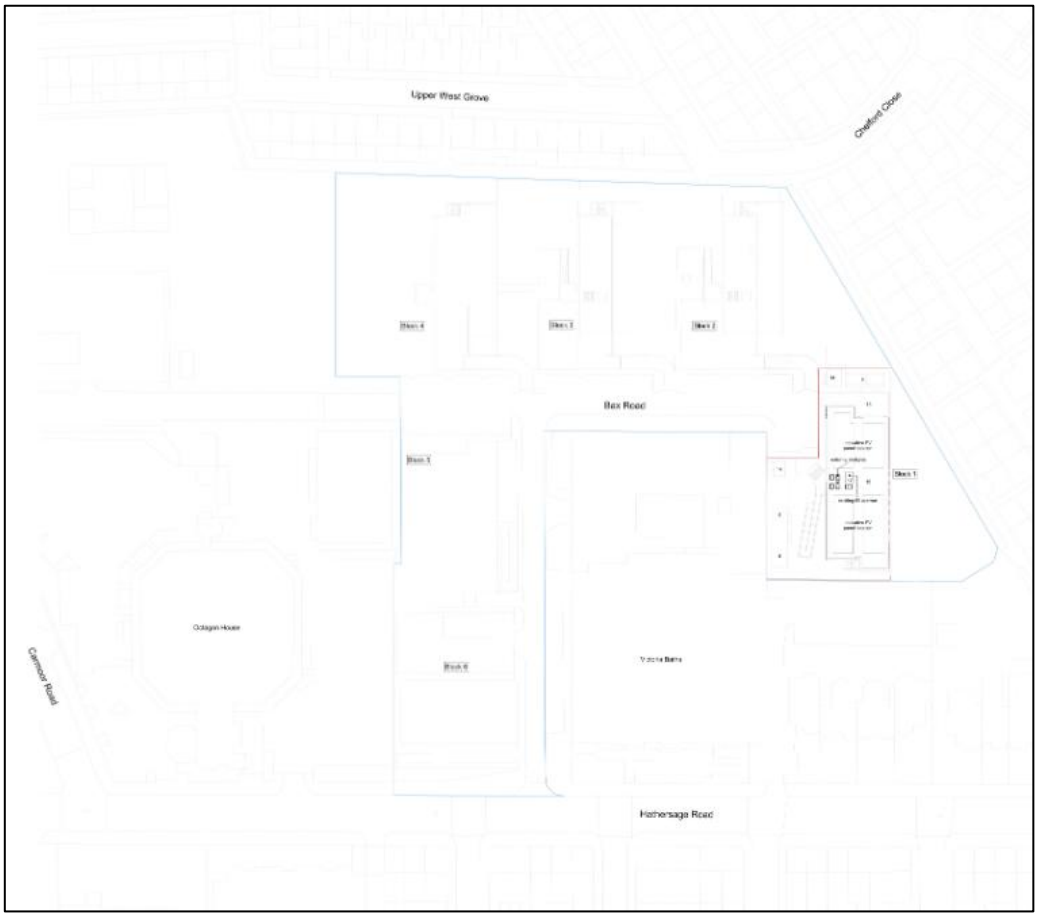
The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)
- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

Draft National Planning Policy Framework (NPPF, 2025)
The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets

Assessment



Submitted proposed site plan

Principle – the principle of the proposal, comprising the replacement of the existing cladding, windows and flat roof of Block 1 at Victoria Point, together with the installation of solar PV panels, Air Source Heat Pumps (ASHPs), a substation, cycle and refuse storage, an access ramp and associated works, is considered acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual and residential amenity, and nearby listed assets.

Scope of works – the application seeks planning permission for a programme of refurbishment, remediation and building safety improvement works to Block 1 at Victoria Point.

Block 1 is currently constructed predominantly in white brick, with areas of High Pressure Laminate (HPL) cladding integrated within the window assemblies. The building incorporates fixed windows with side-hung ventilation panels, whilst the main roof and basement car park roof are constructed without parapets.

Recent investigations have identified a number of issues affecting the condition and performance of the building, including:

- The existing roof covering has reached the end of its serviceable life and requires replacement.
- Water ingress and leakage have been identified within the basement area, requiring remedial works.
- A Fire Risk Assessment has identified intolerable risks associated with the external façade construction, necessitating intervention to ensure compliance with current building safety requirements.

In response, the applicant proposes a comprehensive package of improvement works designed to enhance the building's appearance, environmental performance, fire safety and long-term functionality. The proposed works comprise:

- Replacement of the existing façade materials, including sections of brickwork and cladding, with a new external envelope incorporating revised brick finishes, pigmented precast concrete panels and replacement windows.
- Replacement of the existing flat roof, including provision for the future installation of solar photovoltaic (PV) panels.
- Installation of an Air Source Heat Pump (ASHP), generator and associated enclosures.
- Erection of a new electrical substation.
- Construction of detached cycle storage and refuse storage facilities.
- Associated works to improve the external appearance of the building and address identified fire safety concerns.

Siting, scale, and massing – no extensions are proposed as part of the development. For these reasons, the overall siting, scale and massing of the buildings would be largely unaffected by the works.

Appearance and visual amenity -the proposal does not seek to increase the height, scale or footprint of Block 1. The proposal includes the refurbishment and recladding of the existing building, together with associated plant, servicing infrastructure and ancillary structures required to support its continued operation.

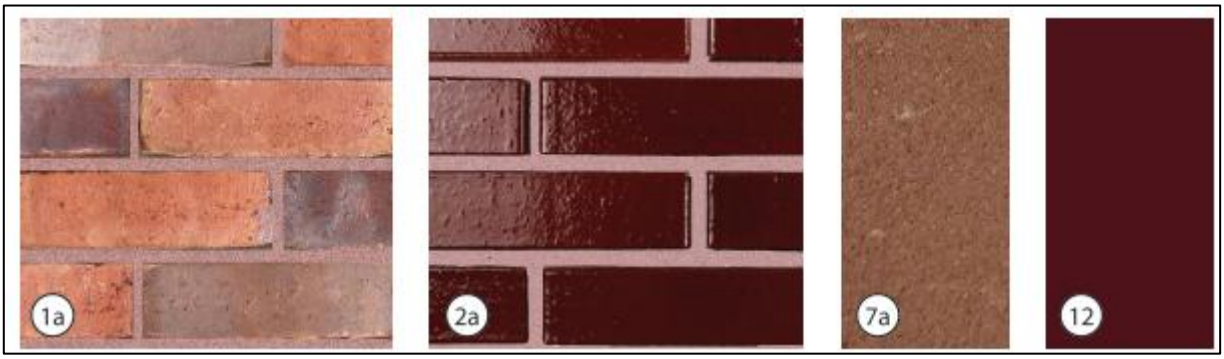
The proposed façade replacement would improve the appearance of the building through the use of a contemporary material palette comprising brickwork and precast concrete detailing. The design reflects the appearance of the wider Victoria Point development, creating a more cohesive relationship between Block 1 and the surrounding blocks. Architectural detailing, including brick banding and precast concrete elements, has been incorporated to add visual interest and draw inspiration from Manchester's industrial heritage and nearby Victoria Baths.

Whilst some amendments are proposed to the window openings to accommodate the new façade system, the overall rhythm and arrangement of windows would remain largely unchanged. The replacement external envelope would provide a higher quality and more visually coherent appearance than the existing building.

The proposal includes a taller parapet to facilitate safe roof maintenance. Solar PV panels would be installed at roof level but would be screened behind the parapet and would not be readily visible from the public realm.

The proposed external plant enclosure, substation, cycle store and refuse store are modest in scale and are positioned in discreet locations within the site. Given their siting, together with screening provided by existing buildings and landscaping, these structures would have limited visibility and would not appear visually intrusive.

Overall, the development would result in a clear improvement to the appearance of Block 1, enhancing the quality of the building's external finish whilst maintaining the established character of the wider development. The proposals are therefore considered to have an acceptable impact on visual amenity.



Excerpt from submitted Design and Access Statement –'Refurbished Block 1 Bay Study'

Impact upon nearby listed assets - the proposed works have been brought forward primarily to address identified building safety and maintenance issues, including the replacement of non-compliant combustible insulation within the external façade, remediation of basement leaks, replacement of the existing roof, and improvements to the building's thermal performance. In undertaking these works, consideration has been given to the effect of the proposals on the setting of nearby heritage assets, most notably the Grade II* listed Victoria Baths.

The proposals would not increase the height, scale or footprint of Block 1. Instead, they would refurbish and reclad the existing building using a revised material palette comprising facing brickwork, glazed brick detailing, pigmented concrete elements and replacement aluminium windows. Whilst the design is simpler than previously approved proposals, the new façade would provide a higher quality and more coherent appearance than the existing building and would result in an overall enhancement to the townscape.

The replacement materials, together with the retention of the building's existing four-storey scale, would reduce the visual contrast between Block 1 and Victoria Baths. The introduction of a more refined and coordinated façade treatment would soften the appearance of the building in views from Hathersage Road, South Grove and surrounding areas, resulting in a more harmonious relationship with the adjacent heritage asset.

The proposed roof parapet, which would screen rooftop solar PV panels from public view, would create a more coherent roofline without materially increasing the visual prominence of the building. Similarly, the proposed substation, ASHP enclosure, cycle store and refuse store are modest in scale and located discreetly within the site. Their siting limits visibility from the public realm and from key views of Victoria Baths, ensuring they do not detract from its setting.

Overall, the proposals would preserve the setting of nearby listed buildings and, through the improvement of the building's appearance and materials, offer a modest enhancement to the character of the surrounding townscape. Any harm to the setting of heritage assets would be negligible and would be clearly outweighed by the substantial public benefits arising from the remediation of fire safety risks, improvements to energy efficiency, building longevity and the continued use of the development as purpose-built student accommodation. As such, the proposals are considered acceptable in heritage terms.

Residential amenity – as no extensions are proposed, the development would not alter the existing relationship between the buildings and neighbouring properties. For these reasons, no additional impacts in terms of overshadowing, loss of light, loss of outlook, privacy, or overbearing effects are anticipated. The proposal is therefore considered acceptable in respect of residential amenity.

Noise – the proposal includes recladding works and the replacement of windows to existing residential/student accommodation. Given the nature of these works, MCC's Environmental Health Services have recommended a condition requiring the submission and approval of an acoustic insulation scheme. This would ensure that appropriate internal noise levels are

achieved for future occupants and that the development does not result in unacceptable impacts on residential amenity.

Further to this, the proposal also includes the installation of an Air Source Heat Pump (ASHP) and associated external plant. To safeguard the amenity of nearby residents, MCC's Environmental Health Services have also recommended a condition requiring the submission of an acoustic treatment scheme for external plant equipment.

Subject to adherence to these conditions, the proposal is considered acceptable in terms of noise impact.

Waste storage and management – the proposal includes the provision of a new dedicated bin store at ground level adjacent to the proposed cycle store. This arrangement represents an improvement on the existing situation, where refuse was stored within the basement and required operatives to manually move bins via the vehicle ramp for collection.

The applicant has undertaken refuse storage calculations based on Manchester City Council's Waste and Storage Guidance for New Developments. The proposed provision has been calculated using waste generation rates of 52 litres per bedspace per week and 0.12m² of storage space per bedspace, with capacity provided to accommodate the existing collection regime.

The bin store has been designed to provide convenient access for both residents and collection operatives and is located in a practical position within the site. Waste collections currently take place twice weekly for general waste and once weekly for recycling.

MCC's Environmental Health Services have raised no objection to the proposed waste storage arrangements. Accordingly, it is considered that the development provides suitable facilities for the storage and collection of refuse and recycling and is therefore acceptable in terms of waste management.

Parking and highways impact – vehicular access to the site would remain unchanged, with no alterations proposed to the existing access arrangements.

The development would introduce a dedicated ramped pedestrian route to the main entrance of Block 1, providing a clear separation between pedestrians and vehicles. This would improve accessibility, enhance pedestrian safety and create a more convenient route for residents entering and leaving the building.

The proposals also include the provision of a secure cycle store with capacity for 20 bicycles. There is currently no cycle parking associated with Block 1 and the introduction of dedicated cycle storage would support and encourage sustainable travel choices.

The number of car parking spaces within the basement would be reduced from 24 to 12 spaces as a result of the revised basement layout and provision of additional plant and servicing infrastructure. However, the site occupies a sustainable location with good access to public transport, local services and active travel routes. The reduction in parking provision is also offset by the improved sustainable transport offer, including the provision of secure cycle parking.

MCC's Highways Services have raised no objection to the proposals. Accordingly, the development is considered acceptable in terms of highway safety, accessibility and transport impact.

Ecology - Greater Manchester Ecology Unit (GMEU) have reviewed the application and raised no objection to the proposed development, subject to appropriate planning conditions.

The proposals involve the removal of a number of trees which may have the potential to support nesting birds. As such, GMEU has recommended a condition requiring that no tree, vegetation or building removal takes place during the main bird breeding season (1 March to 31 August

inclusive) unless a suitably qualified ecologist has first confirmed that no active nests would be affected and that appropriate protection measures are in place.

A Biodiversity Net Gain (BNG) assessment has been submitted and demonstrates that the development would result in a biodiversity deficit. The applicant has confirmed that this shortfall will be addressed through the purchase of off-site biodiversity units from an approved habitat bank.

In accordance with statutory Biodiversity Net Gain requirements, a Biodiversity Gain Condition will apply to any planning permission granted. This will require the submission and approval of a Biodiversity Gain Plan prior to commencement of development. The plan will include a final Biodiversity Metric, updated landscaping details and evidence that the necessary off-site biodiversity units have been secured.

Subject to the recommended conditions, the proposal is considered acceptable in ecological and biodiversity terms.

Airport safety – Manchester Airport Safeguarding has reviewed the application and raised no objection to the proposed development.

The response notes that the proposed rooftop solar PV panels should be fitted with appropriate skirts or edge protection to prevent birds from accessing the space beneath the arrays and potentially creating nesting opportunities.

In addition, an informative is recommended advising the applicant of the requirement to notify Manchester Airport Safeguarding of any cranes or other tall construction equipment required during the construction phase.

Subject to these recommendations, the development is considered acceptable in terms of airport safeguarding and aviation safety.

Other matters - one representation was received from a local resident. The comments related to the anticipated start date of construction works and whether existing residents would be required to vacate their accommodation during the programme of works, particularly in relation to the replacement of windows and associated fittings. These matters relate to the management and implementation of the construction process and are not material planning considerations.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, designated assets and their setting, amongst other issues, as it broadly complies with saved policies DC19 and DC26 of the Unitary Development Plan for the City of Manchester policies DM1 , SP1 and EN3 of the Manchester Core Strategy, chapters 9, 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1 and JP-P2 of Places for Everyone.

Other Legislative Requirements

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to Refuse

1) 3-year time limit:

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified plans:

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

Covering letter titled ‘FULL PLANNING APPLICATION RELATING TO FAÇADE AND ROOF ALTERATIONS AND EXTERNAL WORKS TO BLOCK 1, VICTORIA POINT, 44 HATHERSAGE ROAD, MANCHESTER’, received by the City Council as Local Planning Authority on 5 May 2026.
‘Victoria Point Manchester – Empiric Student Property PLC – Block 1 – Design & Access Statement – Issue 01’, received by the City Council as Local Planning Authority on 5 May 2026.

‘The Statutory Biodiversity Metric’ excel spreadsheet, received by the City Council as Local Planning Authority on 25 June 2026.
‘Biodiversity Net Gain Assessment’, received by the City Council as Local Planning Authority on 5 May 2026.

‘Block 1 – Proposed Plan’, numbered ‘0814-BPA-B1-ZZ-DR-A-1172 Revision P01’, received by the City Council as Local Planning Authority on 5 May 2026.
‘Block 1 Cycle and Bin Stores’, numbered ‘0814-BPA-B1-ZZ-DR-A-4327 Revision P01’, received by the City Council as Local Planning Authority on 5 May 2026.
‘Block 1 – Proposed Sections’, numbered ‘0814-BPA-B1-ZZ-DR-A-1360 Revision P01’, received by the City Council as Local Planning Authority on 5 May 2026.
‘Block 1 – Proposed Elevations’, numbered ‘0814-BPA-B1-ZZ-DR-A-1260 Revision P01’, received by the City Council as Local Planning Authority on 5 May 2026.
‘Block 1 Substation and ASHP Enclosure’, numbered ‘0814-BPA-B1-ZZ-DR-A-4328 Revision P01’, received by the City Council as Local Planning Authority on 5 May 2026.
‘Proposed Block 1 Typical Window Study’, numbered ‘0814-BPA-B1-ZZ-DR-A-4021 Revision P01’, received by the City Council as Local Planning Authority on 5 May 2026.

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

3) Materials:

Notwithstanding the details included within the plans and documents listed under condition no.2 of this approval, no above-ground construction works shall take place until samples and/or specifications of all materials to be used on the external elevations of the development hereby approved have been 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/samples.

Reason - To ensure there is no resulting harm to the setting of the nearby Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

4) Bird nesting season:

No removal of or works to any trees, vegetation or buildings shall take place between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy and policy JP-G7 of the Places for Everyone Joint Development Plan Document.

5) Bird exclusion measures:

Prior to the installation of the photovoltaic panels hereby approved, details of perimeter skirts and/or other suitable bird exclusion measures to prevent bird access beneath the arrays shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved measures shall be installed prior to the first use of the photovoltaic panels and shall thereafter be retained and maintained for the lifetime of the development.

Reason - In the interests of aviation safety by preventing bird roosting and nesting beneath the photovoltaic panels, thereby reducing the risk of birdstrike hazards to aircraft, pursuant to policies DM1, DM2 and SP1 of the Manchester Core Strategy.

6) Acoustic scheme:

a) Notwithstanding the details included within the submitted document titled 'Victoria Point, Manchester – Block 1 plant nose egress and overheating assessment', received by the City Council as Local Planning Authority on 5 May 2026, prior to any above ground works, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against any 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

- Gardens and terraces (daytime) 55 dB LAeq

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

b) Within 1 month of completion 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.

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 Manchester Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) External plant:

a) Notwithstanding the details included within the submitted document titled ‘Victoria Point, Manchester – Block 1 plant nose egress and overheating assessment’, received by the City Council as Local Planning Authority on 5 May 2026, prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the external plant and equipment, 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 of the external plant and equipment 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 Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Informatives:

1) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

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

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

4) The applicant should be advised that great care should be taken at all times to protect electrical apparatus and any personnel working in its vicinity. Anyone working in proximity to any of our apparatus (whether above or underground) should be referred to two relevant documents produced by the Health and Safety Executive (available from The Stationery Office Publications Centre and The Stationery Office Bookshops), and advised to follow the guidance given.

The documents are as follows:-
HS(G)47 – Avoiding danger from underground services
GS6 – Avoidance of danger from overhead electric lines

SP ENWL offer a fully supported mapping service, providing up to date information about the location and status of our apparatus. Further information can be found at https://www.enwl.co.uk/advice-and-support/line-search-before-you-dig.

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

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

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

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

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

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

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

- any biodiversity credits purchased for the development.

In addition, the following is required:

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

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

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

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

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

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

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

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

- if habitat degradation has taken place:

a statement to this effect,

the date immediately before the degradation activity,

the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and

any available supporting evidence for the value.

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

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