MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	145677/FO/2026
Application type:	Full planning permission
Proposal:	Proposed installation of decorative metal screening and 2no. chillers, associated structural plinths and pipework.
Site address:	Ground Floor 1 Balloon Street Manchester M4 4BE
Ward(s):	Piccadilly
Date application valid:	21 May 2026
Applicant name:	Mr Daniel Edwards
Agent (if any):	Ms Victoria Hilton
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	07/07/2026

Description of site, building and/or area

The application proposals relate to the recessed ground floor external area of the Cooperative Building, bounded to the south and west by the Cooperative building itself, to the north by Balloon Street which features a Metrolink Line, and to the east by a staircased servicing route serving The Printworks.

The existing external space is partially paved with some vegetation, features a level change and is fenced off with metal railings. There is one large unauthorised chiller in this location at present. On the adjacent footpath there is a large tree, with roots extending beneath the site.

The Cooperative building itself is a relatively modern building constructed of red brick, features external green panelling at the ground floor, with inset glazed windows at the top of the reveals, and an aluminium clad mansard roof.

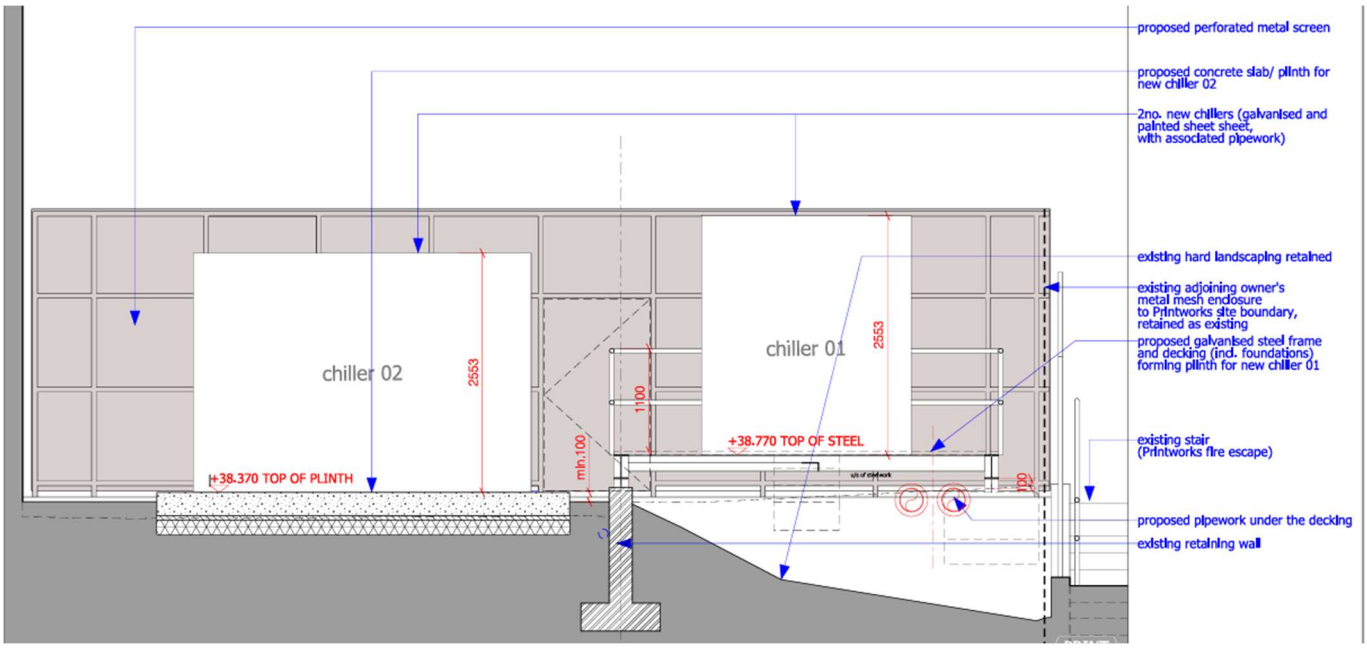
It features a roof terrace at first floor with a fenced plant area, featuring a number of existing chillers. There is also an undercroft vehicle access into the building off Balloon Street providing servicing access where temporary plant has been installed.

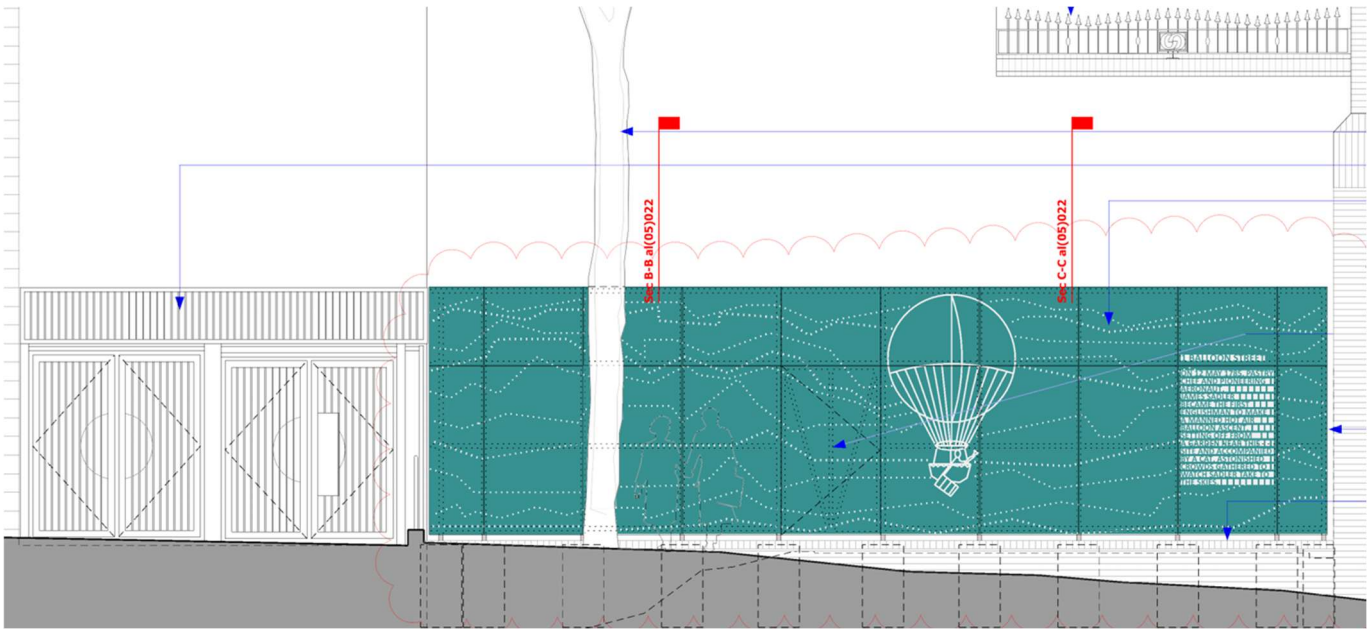
The application site is located on the western perimeter the Shudehill Conservation Area, which partially derives its significance from its association with the co-operative movement. In the vicinity there is the Grade II listed Cooperative Wholesale Society building, which similarly derives significance from its relationship with the movement. It therefore has group value along with other Grade II listed buildings in the area such as the Cooperative Society Building, and its individual architectural significance is derived from its red brick, sandstone and granite materiality, as well as its Neo-Baroque design.

The Federation building opposite the site is considered a non-designated heritage asset as a good example of a surviving late Edwardian building in a classical style. The site is otherwise historically noteworthy as in the vicinity of the landing of a hot air balloon by James Sadler in this area in c.17851 (for which the street is named after).

Description of development

Planning permission is sought for the installation of 2no. enclosed chillers, with galvanised steel frame decking and concrete slab plinth for support, as well as decorative screen.





Relevant planning history

144645/FO/2025: Installation of 2no. external plant units with associated works. Withdrawn 15/01/2026.

Consultation, notification and publicity responses

Consultations

MCC Environmental Health:
No objection, subject to condition:

- In review of the submitted acoustic report (Sandy Brown assessment Reference 026813-R01-C dated 6 January 2026) and the additional assessment provided by Sady Brown dated 29/06/2026, the plant noise will meet the criteria at floors 1 and 2 .
- There would be a slight exceedance of the criteria (3dB below the LA90) at floor 3 windows, however the slight exceedance is accepted in this instance as it is still below the LA90.
- The proposed Noise Impact Assessment is therefore accepted, and a verification report is required for the plant and enclosure once installed.

MCC Highways Services:
No objection, subject to condition:

- Maintenance arrangements are acceptable.
- The proposed inward opening gate is acceptable.
- CMP condition recommended.

Transport for Greater Manchester (TfGM):
No objection, subject to informative:

- the Applicant has considered the constraints in relation to Metrolink with regards to the logistics of delivering/installing the equipment in such close proximity to the operational tramway.
- Informative recommended to advise applicant of the details of Working Safely near Metrolink.

MCC Neighbourhoods (Tree Officer):
No objection, subject to condition:

- The works should be carried out in accordance with BS3998: Tree Work
- the works should be conditioned to being carried out in accordance with the submitted Tree Constraint and Protection Plans, as well as the Arboricultural Impact Assessment and Method Statement.

Greater Manchester Police (Design for Security):
No objection:

- Satisfied that the proposals will create a secure environment behind the new gate and fence line with measures proposed including lockable access gates, anti-tamper fixings, additional CCTV, secure fixings, no horizontal bars and other design choices to prevent climbing/crawling.

Notifications and publicity

Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced, publicising the scheme as affecting the setting of a listed building and conservation area. At the time of writing this report, no representations have been received due to this notification or publicity.

Relevant policies

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-G7 – Trees and Woodland
- JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester

- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus : City Centre and Fringe
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN9 – Green Infrastructure
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC22 – Footpath Protection
- DC26 – Development and Noise

NPPF
- Section 12 (Achieving Well Designed Places)
- Section 15 (Conserving and Enhancing the Natural Environment)
- Section 16 (Conserving and Enhancing the Historic Environment)

Draft National Planning Policy Framework (NPPF) (2025)

- The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

  Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Listed Buildings and Conservation Areas Act 1990
- Section 66 (General duty as respects listed buildings in exercise of planning functions)
- Section 72 (General duty as respects conservation areas in exercise of planning functions)

Assessment

Principle of Development

The application would see the erection of enclosed plant behind a 3m screen. Through an options appraisal of plant locations, the applicant has demonstrably ruled out means of locating the plant at the building's first floor plant podium in a location which would be less visible. While the plant would therefore be visible within the context of listed heritage assets and within the setting of the Conservation Area, the proposed screen would be a high-quality and contextual design speaking to the local history of Balloon Street. It is moreover acceptable with respect to highways, the impact on the adjacent tree, and plant noise.

The proposal therefore complies with Places for Everyone Policies JP-Strat2, JP-G7, JP-G8, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3, EN9, and DM1; and saved UDP Policies DC18, DC19, DC22 and DC26; Sections 12, 15, and 16 of the NPPF; as well as Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

Options Analysis

The applicant has provided an options analysis for additional plant to the building within the Design and Access Statement Issue P-04.

It sets out that existing plant within the first-floor plant area is now defunct, potentially as they were disassembled, lifted via tower crane piece by piece, and reassembled in situ to overcome assembly constraints. It sets out that 2no. new prefabricated chillers are required to meet the office accommodation cooling load. Options for smaller units have been ruled out due to lifespan concerns, and the loss of warrantee owing to disassembly.

The analysis then explores locations for which the 2no. units could be sited. It rules out the option of replacing the existing and defunct units on the first-floor terrace as (1a) a truck mounted hydraulic crane system on Balloon Street would not have sufficient reach or manoeuvrability around the existing tree; (1b) use of the Printworks servicing route would involve 3rd party coordination, unacceptably utilise a fire escape route and require removal of 3rd party security gates; and (1c) use of a crane from Federation would cause disruption to the tram network, only provide a short window for construction, incur significant costs and contractors have withdrawn from tender process at this proposal for health and safety concerns.

The analysis rules out a further option (2) for use of chillers within the undercroft loading bay where temporary chillers have been sited. Lack of adequate airflow forced these chillers to run inefficiently and at maximum output. They further impacted vehicular movement and long-term restrictions on tenant vehicular access would be at odds with Landlord leasing liabilities.

It rules out a final option (3) of location of plant on the mansard roof due to lack of available space and insufficient capacity and size to support the weight of the new chillers.

In consideration of the above, the constraints of the site are acknowledged and the proposed location within the ground floor external plant area is accepted in principle, subject to the matters explored below.

Visual Impact and Impact upon Heritage Assets

As the preferable location of the first-floor plant podium has been ruled out, the proposal would result in two items of modern and functional plant at ground level within the setting of a listed building and Conservation Area. This would result in a degree of less than substantial harm

This visual harm has been mitigated by a proposed decorative screen to mask the impression of clutter. The plant would be somewhat tall at 3m in height, though it would not be visible above the proposed decorative screen. The addition of the screen has the further benefit of obscuring existing unauthorised plant, as well as an overgrown area visible in the Conservation Area. Notwithstanding the above, the screen is a modern intervention comprised of a perforated metal, resulting in a low level of less than substantial harm.

Through an optioneering process on the design, visual harm has been further mitigated through selection of a perforated screen design depicting a balloon landing that took place in the vicinity. It would be powdercoated in a RAL 6009 HR Fir Green colour to replicate the cladding on the adjacent building. The proposal would therefore celebrate local history and integrate with the existing setting of the Conservation Area. In the event of an approval, a condition is recommended for the final design of the screens as well as a sample to ensure a match with the adjacent building's cladding.

It is noted that these works would moreover be reversible.

Given the above, the proposal is not considered to have an unacceptable impact on the significance of the Conservation Area or Listed Buildings within the vicinity.

Assessment of Harm

As outlined above, there would be a low level of less than substantial harm as a result of the proposed scheme.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would support the operations of a commercial unit, helping to secure an enduring viable commercial use in line with Core Strategy Policies SP1, EC1, EC3 and CC1. The proposal also has the positive heritage benefits of obscuring existing unauthorised plant from view within the setting of a listed building and conservation area, and celebrating local history.

As such, the less than substantial harm resulting from the works are at a level where the public benefits of outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is moreover considered to be in accordance with Places for Everyone Policies JP-Strat2, JP-G7, JP-G8, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3, EN9, and DM1; and saved UDP Policies DC18, DC19, DC22 and DC26; Sections 12, 15, and 16 of the NPPF; as well as Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Impact on Adjacent Tree

The applicant has submitted an Arboricultural Impact Assessment referenced UTM-2026-BS5837-001 and associated Arboricultural Method Statement prepared by Urban Tree Management, as well as a Tree Protection Plan and Tree Constraint Plan.

The Impact Assessment concludes that works are confined to the existing compound footprint and require modest below-ground intervention within the modified Root Protection Area. The impact on the adjacent tree has been assessed as Low magnitude / Minor significance, subject to the mitigation. A compliance condition is recommended to ensure the measures set out in the Method Statement to protect the tree during the development are adhered to.

Subject to this condition, the proposal would comply with Places for Everyone Policies JP-G7 and JP-G8; Core Strategy Policies SP1, EN9 and DM1; and Section 15 of the NPPF as they relate to the protection of trees.

Noise

The applicant has submitted the Noise Impact Assessment (Sandy Brown assessment Reference 026813-R01-C dated 6 January 2026) document, as well as an additional assessment provided by Sady Brown dated 29/06/2026 at consultee request to assess the noise impact of the proposed plant.

MCC Environmental Health have reviewed the above and are satisfied that plant noise would meet Council criteria at floors 1 and 2. While there would be a slight exceedance of the criteria (3dB below the LA90) at floor 3 windows, the consultee accepts the slight exceedance in this instance as it is still below the LA90. In the event of an approval, it is recommended that the scheme is carried out in accordance with the Noise Impact Assessment (Sandy Brown assessment Reference 026813-R01-C dated 6 January 2026) and the additional assessment

provided by Sady Brown dated 29/06/2026. It is also recommended that this condition requires a further verification report to validate that the scheme has been carried out as approved.

Subject to the above, the proposal is considered to comply with Core Strategy Policies SP1, DM1 and saved UDP Policy DC26 as they relate to noise disamenity.

Impact on Public Highway and Metrolink

All maintenance access to the chillers will be pedestrian via the inward opening gate within the new screen. Maintenance would be undertaken annually, and any site inspection would have no parking requirements.

MCC Highways Services have reviewed the above, and are satisfied with the scheme subject to a condition requiring a Construction Management Plan (CMP). It is not considered that a condition to this effect is necessary given the scale of the proposal, however in the event of an approval an informative is recommended to make the applicant aware of requirements over licensing, event and traffic management.

TfGM Metrolink have also reviewed the scheme and are satisfied that the applicant has through the options appraisal considered the constraints and logistics of working around the site. An informative is recommended for working safely near Metrolink.

The proposal is therefore considered acceptable with respect to Places for Everyone Policies JP-C5 and JP-P1; and Core Strategy Policies SP1 and T1 as they relate to impacts on pedestrians and the public footway.

Security and Antisocial Behaviour

As per correspondence from the applicated re: security received 11/06/2026, the proposed 3m high fencing would have lockable access gates, anti-tamper fixings, additional CCTV, screen panels, secure fixings, no horizontal bars, exposed hinges or sliding bolt apertures to prevent footholds, and the gap to the bottom would be sufficiently small to prevent crawling.

The Design for Security Team at Greater Manchester Police have reviewed the above and are satisfied that the scheme would create a secure environment behind the new gate and fence line.

The proposal is therefore considered acceptable with respect to Places for Everyone Policies JP-P1; and Core Strategy Policy SP1 as they relate to security and antisocial behaviour.

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.

Conclusion

The proposal would not have an unacceptable impact on the street scene, the setting of the Shudehill Conservation Area, nor that of any listed building in the vicinity. It would also have an acceptable impact with respect to noise generated by plant, the impact on Metrolink and the public footway, the adjacent tree and would not be a significant security concern. The proposal is considered to comply with Places for Everyone Policies JP-Strat2, JP-G7, JP-G8, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3, EN9, and DM1; and saved UDP Policies DC18, DC19, DC22 and DC26; Sections 12, 15, and 16 of the NPPF; as well as Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Recommendation

Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Conditions attached to this decision

1) Time

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) Approved Plans and Documents

The development hereby approved shall be carried out in accordance with the following drawings and documents received by Manchester City Council as the Local Planning Authority:

Plans

- Proposed Site Sections al(05)022 drawing rev P02

All received 14/04/2026

- Tree Constraint Plan dated 18/05/2026
- Tree Protection Plan dated 18/05/2026

All received 18/05/2026

- Location Plan al(05)001 drawing rev P02

All received 21/05/2026

- Proposed Plans and Elevations 0276- al(05)020 drawing rev P04
- Proposed Detailed Elevations 0276- al(05)021 drawing rev P04

All received 30/06/2026

Documents

- Design and Access Statement Issue P-04 prepared by bridge architects
- Heritage Statement dated 01 April 2026 prepared by Paul Butler Associates
- Noise Impact Assessment (Sandy Brown assessment Reference 026813-R01-C dated 6 January 2026)

All received 14/04/2026

- UTM-2026-BS5837-001 (1 Balloon Street) Arboricultural Impact Assessment, prepared by URBAN TREE MANAGEMENT
- UTM-2026-AMS-001 (1 Balloon Street) Arboricultural Method Statement, prepared by URBAN TREE MANAGEMENT

All received 18/05/2026

- The additional noise calculations assessment provided by Sandy Brown dated 29/06/2026.
- Replacement chiller plant and decorative screening installation 1 Balloon Street, Manchester | Screen design options appraisal ISSUE P-01 referenced 0276 – REP03_DA

All received 29/06/2026

Correspondence

- RE: Security Arrangements

All received 11/06/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-G7, JP-G8, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3, EN9, and DM1; and saved UDP Policies DC18, DC19, DC22 and DC26; Sections 12, 15, and 16 of the NPPF; as well as Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

3) Final Details

Notwithstanding the details as set out in condition 2 above, prior to the commencement of development, full and final details of the perforated plant screen shall be submitted for approval by the City Council as Local Planning Authority.

This shall include:

A detailed finalised design for the screen artwork
A sample of the screen material in a powdercoated RAL 6009 HR Fir Green colour

Reason - To ensure the appearance of the plant screen to be erected is not adversely affected by the materials to be used in its construction. Pursuant to PfE Policies JP-P1 and JP-Strat2; Core Strategy policies SP1, CC9, EN1, EN3 and DM1; Saved UDP Policies DC18 and DC19; as well as Sections 12 and 16 of the NPPF; as well as Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990.

4) Plant Noise

a. The plant and enclosure shall be installed in accordance with the details of the Noise Impact Assessment (Sandy Brown assessment Reference 026813-R01-C dated 6 January 2026) document, as well as the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 and remain operational thereafter so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, aside from the floor 3 windows as specified in the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 where they shall achieve a rating level of 3dB (LAeq) below the typical background (LA90) level.

b. Prior to the first operation of the plant and enclosure, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the plant and enclosure achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, aside from the floor 3

windows as specified in the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 where the verification report shall validate that the plant and enclosure achieves a rating level of 3dB (LAeq) below the typical background (LA90) level..

c. In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level, or in the event of non-conformity at the floor 3 windows as specified in the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 with a rating level of 3dB (LAeq) below the typical background (LA90) level, 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 Local Planning Authority, before operation of the plant and enclosure 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.

5) Tree Works

The proposed development shall be carried out in accordance with the details of the following documents received by the Local Planning Authority on 18/05/2026 with respect to the retained tree:

- UTM-2026-BS5837-001 (1 Balloon Street) Arboricultural Impact Assessment, prepared by URBAN TREE MANAGEMENT
- UTM-2026-AMS-001 (1 Balloon Street) Arboricultural Method Statement, prepared by URBAN TREE MANAGEMENT
- Tree Constraint Plan dated 18/05/2026
- Tree Protection Plan dated 18/05/2026

The works shall also be carried out in accordance with British Standard 3998: Tree Work.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies Places for Everyone Policies JP-G7 and JP-G8; Core Strategy Policies SP1, EN9 and DM1; and Section 15 of the NPPF

6) Retained Tree

Pursuant to the details submitted under condition 5, in this condition "retained tree" means an existing tree, shrub or hedge which is to be retained as shown on the Proposed Plans and Elevations 0276- al(05)020 drawing rev P04 and referred to as “T001 — Tree of Heaven (Ailanthus altissima), BS5837 Category B2” within the UTM-2026-BS5837-001 (1 Balloon Street) Arboricultural Impact Assessment and the UTM-2026-AMS-001 (1 Balloon Street) Arboricultural Method Statement, both prepared by URBAN TREE MANAGEMENT received by the Local Planning Authority on 18 May 2026; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the

written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars and details in the Arboricultural Appraisal before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. Photographic evidence of the protection measures in place shall be submitted to and approved in writing by the local before works commence on site.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Places for Everyone Policies JP-G7 and JP-G8; Core Strategy Policies SP1, EN9 and DM1; and Section 15 of the NPPF.

7) CMP

Prior to the commencement of any works, a detailed Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

o Vehicular type and frequency associated with the construction works;
o swept-path assessment of construction vehicles accessing the site, manoeuvring and exiting in a forward gear;
o routeing of construction vehicle both within the site and on the adjacent highway.
o Dust, noise and vibration mitigation;
o Consideration of ongoing construction works and contractor parking in the locality.
o a dilapidation survey which should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

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.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Informatives attached to this Decision

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

The Applicant is advised that the details of Working Safely near Metrolink can be found on the Metrolink Website at:- Working safely near Metrolink | Bee Network | Powered by TfGM and that, prior to the delivery and installation of the chillers, the Applicant must liaise with the Metrolink Operator and Maintainer (KAM) to agree RAMS and obtain the necessary isolations and permits. The contact details are included in the above link.