MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of conditions 2 (Drawings and Plans), 4 (Highways Works), 5 (Wayfinding), 24 (Phase B CMP), 37 (Phase D CMP) and 38a (Phase D Materials) attached to planning application 137350/JO/2023 to amend the external facade design, reconfigure internal layouts to include cycle parking hub, increase from 488 to 490 car parking spaces and inclusion of ground floor commercial unit Use Class E(b) (café/restaurant)

Location:

Baring Street Manchester M1 2PY

Application reference:

145636/JO/2026

Applicant:

Mayfield Medlock Ltd Mayfield Medlock Ltd

Date of application:

25 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than 14.02.2023

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

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

   Drawings

(a) General / site-wide drawings

Dwgs 0198_MAY-SEW-N01-1000-DR-L-001125 (Mayfield Phase 1, Application 1: Site Plan and Location Plan), 0343-SEW-ZZ-ZZ-DR-Z-0001000 Rev P00 (Mayfield Phase 1, Application 1: Earthworks and Riverworks Phase A) and Dwgs 0198_MAY-SEW-N01-1000-DR-L-001124 (Mayfield Phase 1, Application 1: Phase B, C, D, E, F, G, H, I, X); 0343-SEW-ZZ-ZZ-DR-Z-0000026 Rev P00 (Mayfield Phase 1, Application 1: Demolition Plan); 0436-SEW-ZZ-00-DR-L-001100 Rev4 (Mayfield Phase 1 - Site Wide Landscape Context Plan).

(b) Phase C (Mobility Hub / MSCP) Landscaping:

0198_MAY-SEW-N01-1000-DR-L-201100; 0198_MAY-SEW-N01-1000-DR-L-201101; 0198_MAY-SEW-N01-1000-DR-L-201102; 0198_MAY-SEW-N01-1000-DR-L-201103; 0198_MAY-SEW-N01-1000-DR-L-201104; 0198_MAY-SEW-N01-1000-DR-L-201105; 0198_MAY-SEW-N01-1000-DR-L-201301; 0198_MAY-SEW-N01-1000-DR-L-201302; 0198_MAY-SEW-N01-1000-DR-L-201303; 0198_MAY-SEW-N01-1000-DR-L-201304; 0198_MAY-SEW-N01-1000-DR-L-201305; 0198_MAY-SEW-N01-1000-DR-L-201306; 0198_MAY-SEW-N01-1000-DR-L-203501; 0198_MAY-SEW-N01-1000-DR-L-203502; 0198_MAY-SEW-N01-1000-DR-L-203503; 0198_MAY-SEW-N01-1000-DR-L-203504; 0198_MAY-SEW-N01-1000-DR-L-203505; 0198_MAY-SEW-N01-ZZZZ-SP-L-207000; 0198_MAY-SEW-N01-ZZZZ-SP-L-207001

Building:

0198 MAY-STR-N01-00-DR-A-1002 SITE LOCATION PLAN P A1 P01; 0198_MAY-STR-N01-00-DR-A-1003 PROPOSED SITE PLAN P A1 P01; 0198_MAY-STR-N01-099B-DR-A-3100 P04 Proposed Basement Floorplan; 0198_MAY-STR-N01-00-DR-A-1101 PROPOSED GROUND FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-01-DR-A-1102 PROPOSED FIRST FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-02-DR-A-1103 PROPOSED SECOND FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-03-DR-A-1104 PROPOSED THIRD FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-04-DR-A-1105 PROPOSED FOURTH FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-05-DR-A-1106 PROPOSED FIFTH FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-06-DR-A-1107 PROPOSED SIXTH FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-07-DR-A-1108 PROPOSED SEVENTH FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-08-DR-A-1109 PROPOSED EIGHTH FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-09-DR-A-1110 PROPOSED NINTH FLOOR PLAN P A1 P01; 0198_MAY-STR-N01-XX-DR-A-1111 PROPOSED ROOF PLAN P A1 P01; 0198_MAY-STR-N01-XXXX-DR-A-3500 P03 Proposed West Elevation; 0198_MAY-STR-N01-XXXX-DR-A-3501 P04 Proposed South Elevation; 0198_MAY-STR-N01-XXXX-DR-A-3502 P03 Proposed East Elevation; 0198_MAY-STR-N01-XX-DR-A-1601 PROPOSED LONG SECTION P A1 P01; 0198_MAY-STR-N01-XX-DR-A-1602 PROPOSED SHORT SECTION P A1 P01; 0198_MAY-STR-N01-XXXX-DR-A-3515 Proposed West Elevation with Window Arrangement; 0198_MAY-STR-N01-

XXXX-DR-A-3516 Proposed South Elevation with Window Arrangement; 0198_MAY-STR-N01-XXXX-DR-A-3517 Proposed East Elevation with Window Arrangement; 0198_MAY-STR-N01-XXXX-DR-A-3785 P02 Proposed Bay Studies – Cycle Hub Entrance; 0198_MAY-STR-N01-XXXX-DR-A-3788 P02 Proposed Bay Studies – Retail Frontage East; and 0198_MAY-STR-N01-XXXX-DR-A-3789 Proposed Bay Studies – Services Frontage South.

(c) Phase E (Plot O - Poulton): 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed); 1811-BAXX-01-DR-A-P-0101 Rev A (Planning First floor/ mezzanine plan, Proposed); 1811-BA-XX-02-DR-A-P-0102 Rev B (Planning, Second Level floor plan, Proposed); 1811-BA-XX-03-DR-A-P-0103 Rev A (Planning, Third floor plan Level 3 floor plan, Proposed); 1811-BA-XX-04-DR-A-P-0104 Rev A (Planning, Fourth floor plan, Proposed); 1811-BA-XX-05-DRA-P-0105 Rev A (Planning, Fifth floor plan, Proposed); 1811-BA-XX-06-DR-A-P-0106 Rev A (Planning, Sixth floor plan, Proposed); 1811-BAXX-07-DR-A-P-0107 Rev A (Planning, Seventh floor plan, Proposed); 1811-BA-XX-08-DR-A-P-0108 Rev A (Planning, Eighth floor plan, Proposed); 1811-BA-XX-09-DR-A-P-0109 Rev A (Planning, Ninth floor plan, Proposed); 1811-BA-XX-10-DR-A-P-0110 Rev A (Planning, Roof plan, Proposed); 1811-BA-XX-AA DR-A-P-0210 Rev B (Planning, Section, Proposed); 1811-BA-XXNN- DR-A-P-0310 Rev A (Planning, North elevation, Proposed); 1811-BA-XXEE-DR-AP-0320 Rev B (Planning, East elevations, Proposed); 1811-BA-XX-SS-DR-A-P-0330 Rev B (Planning, South elevation, Proposed); 1811-BA-XX-WW-DR-A-P-0340 Rev B (Planning, West elevation, Proposed); 1811-BA-XX-ZZ-DRA-P-0410 Rev A (Planning, Bay Study, Typical, Type 1a, Proposed); 1811-BA-XX-ZZ-DR-A-P-0411 Rev A (Planning, Bay Study, Foyer, Type 2b, Proposed); 811-BA-XX-ZZ-DR-A-P-0440 Rev A (Planning, Bay Study, Main entrance, Type 2c, Proposed);

(d) Phases F, G and H (Mayfield Park): 1076-03-CE-YY-XX-DR-HI-DE-010 Rev P02 (Typical Cross Section), 1076-03-CEYY- XX-DR-HI-SE-001 Rev P02 (Cross Sections Sheet 1), 1076-03-CE-YY-XX-DR-HI-SE-002 Rev P01 (Cross Sections Sheet 2), 1076 03-CE-YYXX-DR-HI-DE-003 Rev P02 (Typical Pavement Details Sheet 3), 1076-03 CE-YY-XXDR-HI-DE-004 Rev P01 Typical Pavement Details Sheet 4), 0042912-BHE XX-XX-SKC-0040 Rev D (Phase 1 Highways Access Strategy), 1076-03-CE-YY-XX DR-HI-GA-001 Rev P06 (Highways Layout: Phase 1), 1076-03-CE-YY-XX-DR-D-GA 001 Rev P04 (Surface Water Drainage Plan); MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127; MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7020-0333; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403; MAY101-WSL-EXT-CIV-DR-7020-3001 A.3; MAY101-WSL-EXT-CIV-DR-7020-5001 A.6; MAY101-WSL-EXT-GIL-DR-7020-

0340; MAY101-WSL-EXT-GIL-DR-7020-0341; MAY101-WSL-EXT-GIL-DR-7020-0342; MAY101-WSL-EXT-GIL-DR-7020-0343; MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT-GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423; MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; MAY101-WSL-EXT-GIL-DR-7020-0426; MAY101-WSS-EXT-CIV-DR-7060-6001 A.1; MAY101-WSS-EXT-CIV-DR-7060-6002 A.1; 1076-15-CIV-XX-XX-DR-S-002 C04; 1076 15-CIV-XX-XX-DR-S-202 C04; 1076-15-CIV-XX-XX-DR-S-203 C04; MAY101-WSS EXT-CIV-DR-7060-8700 A.1; MAY101-WSS-EXT-CIV-DR-7060-8701 A; MAY101 WSS-EXT-CIV-DR-7030-8720 A.2; MAY101-WSS-EXT-CIV-DR-7000-8730 A.2; MAY101-WSS-EXT-CIV-DR-7060-8701 S04.1; MAY101-WSS-EXT-CIV-DR-7060-8702 S04.1; MAY101-WSS-EXT-CIV-DR-7060-8703 S04.2; MAY101-WSS-EXT-CIV-DR 7030-8721 S04.1; MAY101-WSS-EXT-CIV-DR-7030-8722 S04.1; MAY101-WSS-EXT CIV-DR-7000-8730 S04.1; MAY101-WSS-EXT-CIV-DR-7000-7530 A; MAY101-WSS EXT-CIV-DR-7060-5101 A.1; MAY101-WSS-EXT-CIV-DR-7030-5120 A.1; MAY101 WSS-EXT-CIV-DR-7000-5230 A; MAY101-WSS-EXT-CIV-DR-7060-5201 A; MAY101 WSS-EXT-CIV-DR-7030-5220 A; MAY101-WSL-EXT-GIL-DR-7020-0209; MAY101 WSL-EXT-GIL-DR-7020-0211; MAY101-WSL-EXT-GIL-DC-7000-0500 Revision P03 (February 2022); MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR 7020-0416-0426; SURFACE WATER DRAINAGE PLAN 1076-03-CE-YY-XX-DR-D-GA 001 Rev 04;) Buro Happold Engineering Drawings confirming Existing Site Conditions (drawing ref. 0046688-BHE-XX-XX-DR-W-0001 Rev B); Proposed General Arrangement (drawing ref. 0046688-BHE-XX-XX-DR-W-0002 Rev B); Proposed Edge Treatment (drawing ref. 0046688-BHE-XX-XX-DR-W-0007 Rev C); Proposed Sections (drawing refs. 0046688-BHE-XX-XX-DR-W-0003 Rev B; 0046688- BHE-XX-XX-DR-W 0004 Rev B; 0046688-BHE-XX-XX-DR-W-0005 Rev B; 0046688- BHE-XX-XX-DR-W 0007 Rev B and, 0046688-BHE-XX-XX-DR-W-0008 Rev B)

and

Documents:

(a) Recommendations and Targets set out within Buro Happolds Mayfield Ecology Strategy with Biodiversity Net Gain calculations - Phase 1 Dated 26 September 2019

(b) Mayfield- Baring Street Office 1 issued by JY Waste management and servicing strategy (Waste Only) dated 20-12-19;

(c) Sections 4.71 to 4.74 Servicing and Waste Management (Park) contained within Deloitte Real Estates Mayfield Manchester: Phase 1 Planning Statement September 2019

(d) Mayfield Site wide and Phase 1 Flood Risk Assessment 0042912 13 September 2019 Revision 00 by Buro Happold

(e) Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West

(f) u and i Lettings Strategy 14-01-20;

(g) Mayfield Community Engagement Vision September 2019;

(h) Buro Happold Mayfield Energy Strategy 26 September 2019;

(i) Noise Targets (Offices) within Appendix 6.3 (WSP) Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(j) Mitigation Measures in relation to Air Quality as set out in Sections 8.112 to 8.116 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(k) Mitigation Measures in relation to Wind as set out in Sections 12.115 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(l) Recommendations including mitigation measures within Section 5, as set out within the Buro Happold Flood Risk Assessment ;

(m) Additional Mitigation Measures detailed within table 17.1 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(n) Buro Happold Mayfield Cycling Strategy 27 September 2019;

(o) Planting details as shown in Section 6.11 of the Park Design and Access Statement by Studio Egret West;

(p) Sections, 6.1 to 6.14, 7 and 8.1 of the of the Park Design and Access Statement by Studio Egret West and Responses to Access Officer Document received on 20-12-19; and

(q) Recommendations within the Crime Impact Assessment Version B dated 26-06-23 (MSCP), 04-09-19 (Offices) and 16-04-19 (Park)

updated as relevant by

(a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017, (previously submitted as Appendix 10.2 ES Volume 2)]

(b) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting Ltd [Revision R3 dated December 2020 (Revised 11/03/2021)];

(c) Phase 2 Site Investigation - Freight Island Event Space prepared by RoC Consulting [Revision 0 dated 23/02/2021];

(d) Phase 2 Site Investigation - Plots O & N, Mayfield prepared by RoC Consulting Ltd [Revision R3 dated 18/11/2020];

(e) Water Monitoring Report Analytical report prepared by i2 Analytical Ltd. [Number: 21-62916 Revision 1 dated 23/03/2021];

(f) Phase 3A Remediation Strategy - Mayfield Park prepared by RoC Consulting [Revision R2 dated December 2020 (Revised 16/03/2021)];

(g) Remediation And Enabling Works Validation Report for Mayfield Park, Plots M, N and O, dated November 2021

(h) Explosive Ordnance Threat Assessment and an Explosive Ordnance Threat Mitigation Strategy, prepared by Planit;

(i) Technical Note - Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out prepared by Buro Happold [Revision 02 dated 20th April 2021];

(j) Technical Note - Hydraulic Modelling - Mayfield Park Enabling Works prepared by Buro Happold [Ref.: Revision 01 dated 5th February 2021];

(k) Technical Note - Information to Support Discharge of Condition 10 and 22 [Revision 04 prepared by Buro Happold dated 20th April 2021];

(l) Mayfield, Manchester, Japanese Knotweed Strategy [Revision 2 dated 2 February 2021];

(m) Stage 4 Drainage Strategy prepared by Buro Happold [Rev. P07 dated 1 March 2021]

and Deloittes e-mail dated 04-03-21;

as updated and supplemented by

(n) Buro Happold Technical Note 20 April 2021 Rev 03 - Information to Support Discharge of Condition 66;

(o) Hydraulic Modelling - Mayfield Park Full Build Out (Technical Note) Rev 02;

(p) Technical Note - Hydraulic Modelling Mayfield Park Design Changes Revision 01 dated 11 February 2022;

(q) Construction Management Plan - Mayfield Enabling Works (Phase A) prepared by P.P. O'Connor;

(r) Licencing Cover Letter, granting a mitigation license from Natural England until 16 January 2022;

(s) Licence: Mitigation, permitting the licensable activities associated with development works consented under reference number 124972/FO/2019;

(t) Annex: Special Conditions to Individual Bat Mitigation Licence;

(u) Mayfield Geomorphological Assessment (December 2020) prepared by Buro Happold; (v) Mayfield Park Flood Warning and Evacuation Plan (Ref.: MAY101-WSB-EXT-BUR-DC-7000-0002 dated 04 March 2022);

(w) Mayfield Well Investigation and Treatment Technical Note prepared by Buro Happold dated 03 February 2022 (x) and BH Document Condition 86 - Hoyle Street Culvert, and

(y) Planning Statement Addendum Mayfield Manchester Phase 1 MSCP dated June 2023 prepared by Deloitte Real Estate;

(z) Ecology Assessment of proposed slide structure dated 13 December 2021; (aa) Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022) and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02);

(ab) EIA Addendum Volume 1 and Volume 2 prepared by Deloitte Real Estate dated October 2021

as updated by

(ac) EIA Statement of Conformity and appendices dated June 2023,

(ad) Mayfield MSCP Ventilation and Extraction Statement dated 19-05-23 prepared by Hoare Lea;

(ae) Drainage Statement Mayfield Manchester Plot N dated 12-06-23; and

(af) Mayfield Plot O Planning Statement Addendum dated June 2023.

as amended by Design and Access Addendum by Studio Egret West, dated March 2026; Planning Statement Addendum by Deloitte, dated March 2026, updated via Cover Letter; Ventilation Strategy by Hoare Lea, dated March 2026; Energy Strategy by Hoare Lea, dated March 2026; Holcroft Moss Note by Buro Happold, dated March 2026; Flood Risk Statement of Conformity by Buro Happold, dated April 2026; Transport Assessment Addendum prepared by Buro Happold dated July 2026; Holcroft Moss SPD Construction Traffic Note prepared by Deloitte LLP; Mayfield Mobility Hub Technical Note - Cycle Parking and WasteEnvironmental Statement Addendum, including Volume 1 and Volume 3, and Appendix 14.2A - Updated Views 4 and 5, dated March 2026;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, 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 DC20 and DC26.1.

3) The programme for the delivery of Phase A to I, as detailed within dwgs 0343-SEW-ZZZZ-DR-Z-0001000 Rev P00 (Mayfield Phase 1, Application 1: Earthworks and Riverworks A) and MAY101-WSL-EST-GIL-DR-7060-0129-S4-01 (Phases B, C, D, E, F, G, H, I) shall be undertaken in accordance with the Mayfield Phasing and Delivery Schedule dated August 2026 stamped as received on 04-08-2026.

Reason: For the avoidance of doubt to allow the development to be carried out in a phased manner and to ensure that the phasing in delivered in a satisfactory manner, pursuant to Policy DM1 of the Core Strategy.

4) Prior to the first occupation of each relevant phase of the development hereby

approved, details of the following relevant footpath and highway works shall be

submitted for approval in writing by the City Council, as Local Planning Authority. For

the avoidance of doubt further information submitted in relation to each phase of work,

shall include the following:

(a)Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management.

(b) Details of any doors opening onto the highway or areas of public realm;

(c) Details of the relocation of 15 pay and display bays on Travis Street and the associated pay machines;

(d)A 20 mph speed limit should be introduced on the Mancunian Way Slip Road and Berry Street to ensure that the entirety of the phase 1 road network has consistent speed limits;

(e) Details of the elements of the highway that will be privatised to allow for private maintenance of high specification materials;

(f) Vehicle access control management; and

(g) Appropriate blister and corduroy tactile paving is provided at all relevant crossing/transition points.

The scheme shall then be implemented in accordance with the approved details.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

5) The submission of details of a wayfinding strategy, to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within adjacent neighbourhoods and transport infrastructure

(which includes consideration of older and disabled people), shall be submitted within 6 months of phases

F, G and H opening and approved by the Local Planning Authority.

Reason: Pursuant to Core Strategy Policies DM1 and SP1

6) The development, hereby approved, shall be carried out fully in accordance with the approved Explosive Ordnance Threat Assessment and an Explosive Ordnance Threat Mitigation Strategy, prepared by Planit, discharged under CDN/20/0690 on 28 May 2021.

If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

7) Each relevant phase of the development, hereby approved, shall be carried out fully in accordance with the following:

(a) (i) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold, [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; (ii) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)]; (iii) Phase 2 Site Investigation (Freight Island Event Space - Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (iv) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; (v) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. l Ltd. 23/03/2021]; and (vi) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021]; discharged under CDN/20/0690 on 28 May 2021; and (vii) Well Investigation and Treatment Technical Note, Buro Happold, 3 February 2022; to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the

site and identify risks that merit further investigation in order to set out details that are required to remediate the land.

(b) All phases of the development (save for Phases C and X) shall be carried out in accordance with the Remediation and Enabling Works Validation Report for Mayfield Park, Plots M, N and O prepared by E3P [14-575-R1-Rev 1 dated November 2021], approved in writing by the City Council as Local Planning Authority as amended by Deloittes e-mails 07-04-22 (Ground Gas) and 14-04-22 (Play Area), and Cover System Validation Report Mayfield Park dated September 2022 prepared by E3P.

(c) Notwithstanding the Technical Note TN001 dated 24/08/23 prepared by Civic Earth, prior to Phases C and X commencing, as identified in Condition 3 (phasing), details of any additional remediation measures shall be submitted and approved in writing by the Local Planning Authority.

(d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

8) The development, hereby approved, shall be carried out fully in accordance with the WSI prepared by Salford Archaeology and two plans showing the proposed locations of the archaeological evaluation trenches (Mayfield Phase A - Part 1 and Mayfield Phase A - Part 2) discharged under CDN/20/0690; and the Mayfield Archaeology Dissemination and Interpretation Scheme dated 08 March 2022.

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of the significance of any heritage assets to be lost and to make this evidence publicly accessible.

9) The provision of a coach drop-off and emergency pedestrian egress for the Depot (as approved under application ref no 123728/FO/2019) shall be provided in accordance with drawing ref: 0345-SEW-ZZ-00-D approved on 16 April 2021 under CDN/20/0689.

Reason: To ensure a satisfactory development pursuant to Core Strategy Policies SP1 and DM1

10) The development hereby approved shall be undertaken in accordance with the note detailing phasing of works to the river and modelling exercise to be undertaken, as updated by: Technical Note - Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out (Revision 02 dated 20th April 2021); Technical Note - Hydraulic Modelling - Mayfield Park Enabling Works (Revision 01 dated 5th February 2021); Technical Note - Information to Support Discharge of Condition 10 and 22 (revision 04 dated 20th April 2021); as updated by Technical Note - Hydraulic Modelling Mayfield Park Design Changes (Revision 01 dated 11 February 2022) Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022) and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02 to ensure that the overall aims of the approved FRA (Buro-Happold ref 0042912 dated 13/9/2019) will be met.

Reason

To reduce the risk of flooding to the proposed development and its future users pursuant to Core Strategy Policies EN08 and EN14.

11) The development hereby permitted must be undertaken in accordance with the details of existing and proposed ground levels of the park area as set out in Dwgs MAY101-WSL-EXT-GIL-DR-7060-0101-B-03 (1 of 3), MAY101-WSL-EXT-GIL-DR-7060-0101-B-03 (2 of 3) and MAY101-WSL-EXT-GIL-DR-7060-0101-B-05 (3 of 3) approved in writing by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing / phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site pursuant to Core Strategy Policies EN08 and EN14.

12) The development shall proceed in accordance with the approved method statement for the removal of Japanese Knotweed (Mayfield, Manchester, Japanese Knotweed Strategy, Revision 2, Dated 2 February 2021) as approved under CDN/20/0866

Reason

The above condition is necessary to prevent the spread of Japanese knotweed which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 170 and pursuant to Core Strategy Policy EN15.

13) As informed by (i) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; as superseded by (ii) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)] (iii) Phase 2 Site Investigation (Freight Island Event Space - Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (iv) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; (v) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. l Ltd. 23/03/2021]; remediation for each phase of the development identified in Condition 3, save for Phase X, shall take place in accordance with (vi) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021] as verified by Remediation and Enabling Works Validation Report for Mayfield Park, Plots M, N and O prepared by E3P [14-575-R1-Rev 1 dated November 2021], as amended by Deloittes e-mails 07-04-22 (Ground Gas) and 14-04-22 (Play Area), and Cover System Validation Report Mayfield Park dated September 2022 prepared by E3P.

b) Prior to commencement of further works to Phase X identified in Condition 3, the following information shall be submitted to the Local Planning Authority for approval:

Additional site investigation scheme, based on the information already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted.

Details for Phase X should be submitted prior to development commencing in that area. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

All phases of development, save for Phase X and Phase C as identified in Condition 3, the site shall be delivered in accordance with the Remediation and Enabling Works Validation Report for Mayfield Park, Plots M, N and O prepared by E3P [Ref.: 14-575-R1-Rev 1 dated November 2021], approved in writing by the Local Planning Authority, confirming the results of the remediation strategy set out in Condition 13a.

c) The verification report for Phase X and Phase C, as identified in Condition 3, shall be submitted for approval in writing by the Local Planning Authority prior to those phases commencing in line with the details approved for Phase X and Phase C as set out in part a) of this condition.

Reason

For the ongoing protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy

14) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

For the ongoing protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy

15) No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected to be present is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - For the future protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy.

16) Notwithstanding the details as set out within condition 2, the development of all phases, excluding Phase X, hereby approved shall be carried out in accordance with Stage 4 Drainage Strategy, Mayfield Park [Rev P07 prepared by Buro Happold dated 01 March 2021], Well Investigation and Treatment Technical Note (dated 03 February 2022) and Deloittes e-mail dated 04-03-21 to ensure that surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards, as approved in writing by the Local Planning Authority under CDN/20/0691.

Part B) Drainage details for phase X, C and E, including use of SuDs, reduction in surface water run off rate by at least 50%, evidence the drainage system is design to avoid flooding in a 1 in 100 year rainfall event, overland flow routes for extreme events and construction details should be submitted and approved by the Local Planning Authority in writing prior to commencement of that phase of development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

17) The management of the drainage details approved for Phases F, G and H shall be implemented in accordance with documents approved under CDN/22/0627 namely

Deloitte e-mail 19-10-22; Drainage plans LAWNDRAIN002 and RG001; Drainage Note 05 12 22; Mayfield Park Sustainable Drainage Operation and Management Plan 046688 14 August 2022 Revision 00; and Photos stamped as received on 05-09-22.

No development hereby permitted shall be occupied / used until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a)Verification report providing photographic evidence of construction as per design drawings;

(b)As built construction drawings if different from design construction drawings;

(c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

18) Excluding Phase A, the development hereby approved shall be carried out in accordance with the Local Economic and Social Benefit Strategy for Mayfield (Construction Phase) prepared by Deloitte dated 26 January 2022. This includes a requirement to report back

to the City quarterly during the construction phase on outputs and outcomes.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

19) Phases F, G and H shall be operated in accordance Mayfield Park Flood Warning and Evacuation Plan (MAY101-WSB-EXT-BUR-DC-7000-0002) prepared by Buro Happold dated 04 March 2022 and the Emergency Riverside Access Drawing Sketch (MAY101-WSB-EXT-BUR-SK-7060-0001 S1.2) agreed with the relevant authorities and confirms that the development is signed up to EA's Flood warnings direct alert system submitted and approved in writing by the City Council as Local Planning Authority. This is subject to Greater Manchester Resilience Unit being

made aware of any updates to the plan
(email contingencies.agma@manchester.gov.uk).

Reason - In the interests of public safety, pursuant to policies DM1 and EN14 of the Core Strategy.

20) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

21) Phase A of the development, as detailed in condition 3 above, shall be carried out in accordance with the approved Construction Management Plan - Mayfield Enabling Works (Phase A) prepared by P.P. O'Connor. Report Version: Revision I dated 29 April

2021, approved under CDN/20/0692.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

22) Each phase of development shall be carried out in accordance with Technical Note - Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out dated 20th April 2021 prepared by BuroHappold; Hydraulic Modelling Mayfield Park Enabling Works prepared by Buro Happold dated 5th February 2021; Technical Note - Information to Support Discharge of Condition 10 and 22 Revision 04, prepared by Buro Happold dated 20th April 2021, and Technical Note - Hydraulic Modelling Mayfield Park Design Changes Revision 01 dated 11 February 2022; Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022) and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02, which includes details of any temporary works necessary to maintain the agreed river flow rates and attenuation volumes provided within the proposed area of the Park so as not to change the flood risk upstream or downstream of the Park.

Reason - To ensure that there are no detrimental impacts to flood levels, flood storage or flood flow routes.

23) The removal of the River Medlock culvert (as detailed in condition 3 above) shall be undertaken in accordance with Licencing Cover Letter, granting a mitigation license from Natural England until 16 January 2022; Licence: Mitigation, permitting the licensable activities associated with development works consented under reference number 124972/FO/2019; and, Annex: Special Conditions to Individual Bat Mitigation Licence, outlining the special conditions which are attached to licence that has been issued for the destruction of the culvert. Approved under CDN/21/0098

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

24) The construction of Phase B shall be undertaken in accordance with the Construction Management Plan prepared by AtkinsRealis dated January 2024. (Discharged under CDN/24/0051)

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

25) Prior to first occupation of Phases C or E, a Sustainability Strategy shall be submitted and agreed in writing by Manchester City Council. This will detail how Mayfield will maximise the social, environmental and economic benefits for the City of Manchester, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019 as a reference document. This will include a reporting mechanism back to the City Council.

The strategy should also consider how Mayfield can:

*Remove health inequalities and enable more healthy lifestyles;

* Align with the Play Strategy with Manchester Joint Health & Wellbeing Strategy;and

*Local Labour or Recruitment Plan which outlines the immediate and future staffing of the approved end use.

Reason: Pursuant to Core Strategy Policies SP1, DM1, CC1, CC8, CC10, EN1, EN4, EN6, EN8 and EC1

26) Prior to the commencement of Phase C of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority (in consultation with the Environment Agency), which for the avoidance of doubt should include;

*Display of an emergency contact number;

*Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

*Dust suppression measures;

*Compound locations where relevant;

*Location, removal and recycling of waste;

*Routing strategy and swept path analysis;

*Parking of construction vehicles and staff;

*Sheeting over of construction vehicles;

*Details of how measures in relation to safe working near to Metrolink will be complied with;

*Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

27) a) Notwithstanding the details submitted with the application, prior to the commencement of Phase C (as detailed in condition 3 above) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Samples and specifications of all materials to be used and drawings to illustrate details of full sized sample panels that will be produced as appropriate. The panels to be produced shall as appropriate include jointing and fixing details between all component materials and any component panels , programme for the production of the full sized sample panels and a strategy for quality control management; and

(b) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

28) Prior to the commencement of Phase C (as detailed in condition 3 above) a programme for submission of final details of the public realm works and highway works, as relevant, as shown in dwgs numbered 0368-SEW-ZZ-00-DR-L-001100 Rev4, 0345-SEW-P0-00-DR-L-001103 Rev3 and 0345-SEW-P0-00-DR-L-001104 Rev3 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of all hard landscaping works (to include use of natural stone or other high quality materials) including to Baring Street which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of all soft landscaping works, including planting within the arches of the building (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit.

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and bricks, bird boxes;

(e) Lighting around the site; and

(f) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, fine

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy. C&E

29) Prior to commencement of Phase C (as detailed in condition 3 above) a Strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored shall be submitted to and approved in writing by the City Council as Local Planning Authority, with reference to the Principle of Ambition set out on Page 20 of the Phase 1 Sustainability Statement (Application 1) 27 September 2019 Mayfield Sustainability Statement (Phase 1A) (27.09.2019).

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

30) Prior to implementation of any proposed lighting scheme for Phase C (as detailed in condition 3 above) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

31) If any lighting at the development hereby approved for Phase C (as detailed in condition 3 above) when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall

thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

32) Before phase C (as detailed in condition 3 above) commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be

drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM) , shall be submitted to and approved in writing by the City Council as Local Planning Authority.The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - Pursuant to National Planning Policy Framework Section 14 and Core Strategy DM1

33) Phase C (as detailed in condition 3 above) shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

34) Before the Car Park (Phase C) is first brought into use details of a Management and Servicing Strategy for the building including details of on site management and security; building servicing how payment would be managed; and how assistance would be available to customers shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of public safety and pursuant to policies DM1 and SP1 of the Core Strategy

35) Phase C shall be carried out in accordance with the Crime Impact Assessment Version A dated 16-04-19 (MSCP).The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

36) No development of shall commence unless and until final details of the number of disabled parking spaces has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

37) The development, hereby approved, shall be carried out fully in accordance with the approved Construction Management Plan, prepared by Eric Wright Group (discharged under CDN/25/0931)

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

38) (a) Notwithstanding the details submitted with the application, prior to the commencement of Phase D of the development (as detailed in condition 3 above) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used, a programme for the submission of these samples and a strategy for quality control management; and

(b) The samples and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

39) (a) Notwithstanding the details submitted with the application, prior to the commencement of Phase E (as detailed in condition 3 above) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Samples and specifications of all materials to be used on all external elevations and drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels , details of the drips to be used to prevent

staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and

(b) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

40) Prior to the commencement of Phase E of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

*Display of an emergency contact number;

*Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

*Dust suppression measures;

*Compound locations where relevant;

*Location, removal and recycling of waste;

*Routing strategy and swept path analysis;

*Parking of construction vehicles and staff;

*Sheeting over of construction vehicles;

*Details of how measures in relation to safe working near to Metrolink will be complied with;

*Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

41) Prior to commencement of Phase E (as detailed in condition 3 above) a Strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored shall be submitted to an approved in writing by the City Council as Local Planning Authority, with reference to the in line with the Principle of Ambition set out on Page 20 of the Phase 1 Sustainability Statement (Application 1) 27 September 2019.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

42) Phase E (as detailed in condition 3 above) shall be carried out in accordance with the Mayfield Energy Strategy Dated 26 September 2019 and Baring Street Office 1 Mayfield, Manchester, SUSTAINABILITY ENERGY STRATEGY REVISION D - 20.09.2019 by Hoare Lee

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

43) Prior to occupation of each relevant phase (Phase C or E) (as detailed in condition 3 above) scheme for the acoustic insulation of any externally mounted ancillary equipment associated with

(a) the offices; and

(b) for each ground floor / basement commercial unit identified in 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)

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

Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future occupiers and adjacent residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved UDP Policy DC26.

44) Before each relevant phase of development (Phase C or E (as detailed in condition 3 above) commences a scheme for acoustically insulating the Class E (g)(i) (Office Use) against noise from adjacent roads and any noise transfer from the ground floor/ basement commercial uses to any offices above (as applicable), shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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.

45) Each ground floor / basement commercial unit within each relevant phase (Phase C or E (as detailed in condition 3 above) identified on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

46) Before each ground floor / basement use within each relevant Phase (Phase C or E (as detailed in condition 3 above)) identified on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) 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.

47) Before use of each ground floor/ basement unit within either of the following commences:

Class E (b) and

Sui Generis Use (p and q)

in each relevant phase (Phase C or E) commences final details of the method of extraction of any fumes, vapours and odours from any kitchen within the communal facilities 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. 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

48) Prior to implementation of any proposed lighting scheme for Phase E (as detailed in condition 3 above) details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

49) If any lighting within Phase E (as detailed in condition 3 above) when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall

thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

50) Before Phase E (as detailed in condition 3 above) commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM) , shall be submitted to and approved in writing by the City Council as Local Planning Authority.The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)) and DM1

51) Any Deliveries, servicing and collections associated with the management of the building and ancillary uses associated with each relevant Phase (Phase C or E (as detailed in condition 3 above)) including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

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.

52) Prior to occupation of Phase E as detailed on condition 3 a servicing strategy for the building shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

53) The development of Phase E (as detailed in condition 3 above) hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

54) The window(s) at ground level, of Phase E (as detailed in condition 3 above) fronting onto the Park shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

55) Phase E (as detailed in condition 3 above) shall be carried out in accordance with the Crime Impact Assessment Version A dated 04-09-19 (Office).The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

56) Phase E (as detailed in condition 3 above) shall be carried out in accordance with Appendix 7.2 Framework Travel Plan within the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate.

In this condition a travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;

ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time;

iii) mechanisms for the implementation of the measures to reduce dependency on the private car;

iv) measures for the delivery of specified travel plan services;

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;

vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington;

vii) details of cycle parking within the public realm

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

57) Prior to the commencement of Phase E (as detailed in condition E above) a programmes for submission of final details of the public realm works and highway works as shown in dwgs numbered 0368-SEW-ZZ-00-DR-L-001100 Rev4, 0345-SEW-P0-00-DR-L-001103 Rev3 and 0345-SEW-P0-00-DR-L-001104 Rev3 shall be

submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Final details of the any required wind mitigation measures as set out in the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(b) Details of all hard (to include use of natural stone or other high quality materials) landscaping including to Baring Street and adjacent to the Mancunian Way;

(c) Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturalist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;

(e) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and bricks and bird boxes;

(f) Location and design of all street furniture including seating, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Lighting around the site;

(h)Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and

(i) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings;design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all;

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

58) Prior to occupation of any of the commercial units within Phase E (as detailed in condition 3 above) details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

59) The commercial units as shown on drawing 1811-BA-XX-00-DR-A-P-0100 REV C shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

60) No externally mounted telecommunications equipment shall be mounted on any part of the Phase E (as detailed in condition 3 above) building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

61) No amplified sound or any music shall be produced or played in any part of the site outside of each relevant phase of development (Phase C or E (as detailed in condition 3 above)) building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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.

The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

62) The commercial units, within each relevant phase (Phase C or E (as detailed in condition 3 above)) as indicated on drawings 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)XXXXX can be occupied as Use Classes E a, b, c, e,

f and / or Use Class Sui Generis (p) and (q)) (excluding convenience retail). Class E (d) shall be permitted within the MSCP.

The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

63) In the event that any of the commercial units,within each relevant phase (Phase C or E) (as detailed in condition 3 above)) as indicated on drawings 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)XXXX are occupied as a Class E (b) or Sui Generis Use (p and q) , prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of 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

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 and hotel occupiers as, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

Prior to implementation of any proposed lighting scheme details of any proposed lighting scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy

64) Before the Phase E (as detailed in condition 3 above) building is first brought into use details of a Management Strategy for the building including details of on site management and security shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of public safety and pursuant to policies DM1 and SP1 of the Core Strategy

65) The hard landscaping materials to be used on phase F, G, H shall be in accordance with the materials as identified on MAY101-WSL-EXT-GIL-DR-7060-0102 and as set out within PPO Connor's Sample Tracking Folder dated March 2022.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

66) Works to the river, in association with the delivery of Phase F (as detailed in Condition 3 above) shall be undertaken in accordance with the following documents Mayfield Geomorphological Assessment (December 2020) prepared by Buro Happold; Existing Site Conditions (drawing ref. 0046688-BHE-XX-XX-DR-W-0001 Rev B); Proposed General Arrangement (drawing ref. 0046688-BHE-XX-XX-DR-W-0002 Rev B); Proposed Edge Treatment (drawing ref. 0046688-BHE-XX-XX-DR-W-0007 Rev C); Proposed Sections (drawing refs. 0046688-BHE-XX-XX-DR-W-0003 Rev B; 0046688- BHE-XX-XX-DR-W-0004 Rev B; 0046688-BHE-XX-XX-DR-W-

0005 Rev B; 0046688- BHE-XX-XX-DR-W-0007 Rev B and, 0046688-BHE-XX-XX-DR-W-0008 Rev B); and Design Note prepared by Buro Happold Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out -Approved by the EA on 4th March 2021 all as updated and supplemented by the Buro Happold Technical Note 20 April 2021 Rev 03 -Information to Support Discharge of Condition 66 and Hydraulic Modelling - Mayfield Park Full Build Out (Technical Note) Rev 02 approved under CDN/20/0866 and detailed in condition 2 in addition to Emergency Riverside Access Drawing Sketch MAY101-WSB-EXT-BUR-SK-7060-0001 S1.2., Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022), and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02

Reason

To ensure that there are no detrimental impacts to flood levels, flood storage or flood flow routes. To secure opportunities for enhancing the site's nature conservation and geomorphological value in line with national planning policy and adopted policy EN9 & EN12 of the Manchester Core Strategy (2012) and to work towards the objectives of the Water Framework Directive (2000/60/EC) by maximising opportunities to naturalise the watercourse through this heavily modified water body, and prevent any detrimental impacts to the hydromorphology quality element.

67) Phases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022: Appendix 1.0 - Event Management Strategy the condition is discharged subject to opening hours being from dusk until dawn; Proposed CCTV Plan ref no 0042912 Rev D; and Deloittes e-mail dated 11 01 23 as discharged under CDN/22/0627.

Reason

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with National planning policy paragraphs 170 and 175 and adopted policy EN9 & EN15 of the Manchester Core Strategy (2012).

68) Phases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022: Appendix 1.0 - Event Management Strategy the condition is discharged subject to opening hours being from dusk until dawn; Proposed CCTV Plan ref no 0042912 Rev D; and Deloittes e-mail dated 11 01 23 as discharged under CDN/22/0627.

Reason - In the interests of highway safety and amenity 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

69) Phases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022 including Appendix 2.0 - Community Engagement Framework as discharged under CDN/22/0627.

Reason - Pursuant to policies SP1 and DM1 of the Core Strategy

70) AuthoritPhases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022: Appendix 1.0 - Event Management Strategy discharged under CDN/22/0627.

Reason

Pursuant to Core Strategy Policies SP1 and DM1 of the Core Strategy

71) The strategy for the how the circularity in all features of material sourcing, design,construction and stewardship will be secured and monitored, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019, shall be undertaken in accordance with MAY101-WSL-EXT-GIL-DC-7000-0500 Planning Condition Discharge document dated February 2022.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

72) A bird nesting strategy for the entire site shall be undertaken in accordance with Appendix 9.2A (Bird Nesting Strategy) of the ES Addendum dated October 2021,

submitted to and approved in writing by the City Council as Local Planning Authority. The agreed Strategy and Monitoring Plan shall be adhered to and implemented in full.

Reason - To ensure a satisfactory development delivered in accordance with the above plans pursuant to Section 170 of the NPPF 2019 and policies SP1, DM1, EN1, EN9 and EN15 of the Core Strategy.

73) All external lighting shall be installed and operated as part of Phase F in accordance with agreed specifications and locations set out in MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 detailing how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and specify frequency and duration of use. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the approved strategy and plans

Reason : In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

74) Phase F shall be carried out in accordance with the details of the public realm works and highway works as shown in dwgs numbered MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127 MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101- WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXTGIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117;MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119, submitted and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt, includes:

(a) hard landscaping materials as shown on MAY101-WSL-EXT-GIL-DR-7060-0102 and MAY101-WSL-EXT-GIL-DR-7020-0333;

(b) soft landscaping works (excluding tree planting) as shown on MAY101-WSL-EXT-GILDR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060- 0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119;

MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-

7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423; MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; and MAY101-WSL-EXT-GIL-DR-7020-0426;

(c) Proposed planting locations of trees, tree pit details and tree species to be provided in the public realm as shown on ref Dwg. MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-

WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403 and maintained in accordance with Planning Condition Discharge document dated October 2021 prepared by Gillespies.

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development as set out within the Ecology Strategy (Appendix 9.1A) prepared by BuroHappold dated 12 October 2021, including Appendix A and B;

(e) Street furniture as shown on MAY101-WSL-EXT-GIL-DR-7060-0106;

(f) Lighting around the site and shown on MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002;

(g) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people as set out in MAY101-WSL-EXT-GIL-DC- 7000-0500 Planning Condition Discharge document dated February 2022 prepared by

Gillespies; and

(h) Details of temporary landscaping for Phase X (as identified on MAY101-WSL-EXT-GIL-DR-7060-0127 Rev 01) shown on MAY101-WSL-EXT-GIL-DR- 7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

75) The proposed lighting scheme shall be carried out in accordance with MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 to ensure that that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

76) Phase F (as detailed in condition 3 above)- If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

77) The strategy for the how the circularity in all features of material sourcing, design,construction and stewardship will be secured and monitored, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019, shall be undertaken in accordance with MAY101-WSL-EXT-GIL-DC-7000-0500 Planning Condition Discharge document dated February 2022.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

78) Prior to any Phase H (as detailed in condition 3 above) commencing a lighting design strategy for external lighting shall be submitted to and approved in writing by the LPA. The strategy shall:

(a) show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and

(b) Specify frequency and duration of use.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

79) Phase H (as detailed in condition 3 above) shall be carried out in accordance with the details of the public realm works and highway works as shown in dwgs numbered MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127 MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101- WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXTGIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-

7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117;MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119, submitted and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt, includes:

(a) hard landscaping materials as shown on MAY101-WSL-EXT-GIL-DR-7060-0102 and MAY101-WSL-EXT-GIL-DR-7020-0333;

(b) soft landscaping works (excluding tree planting) as shown on MAY101-WSL-EXT-GILDR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060- 0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423; MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; and MAY101-WSL-EXT-GIL-DR-7020-0426;

(c) Proposed planting locations of trees, tree pit details and tree species to be provided in the public realm as shown on ref Dwg. MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403 and maintained in accordance with Planning Condition Discharge document dated October 2021 prepared by Gillespies.

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development as set out within the Ecology Strategy (Appendix 9.1A) prepared by BuroHappold dated 12 October 2021, including Appendix A and B;

(e) Street furniture as shown on MAY101-WSL-EXT-GIL-DR-7060-0106;

(f) Lighting around the site and shown on MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002;

(g) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people as set out in MAY101-WSL-EXT-

GIL-DC- 7000-0500 Planning Condition Discharge document dated February 2022 prepared by Gillespies; and

(h) Details of temporary landscaping for Phase X (as identified on MAY101-WSL-EXT-GIL-DR-7060-0127 Rev 01) shown on MAY101-WSL-EXT-GIL-DR- 7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

80) All external lighting shall be installed and operated as part of Phase H in accordance with agreed specifications and locations set out in MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 detailing how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and specify frequency and duration of use. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the approved strategy and plans.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

81) Phase H (as detailed in condition 3 above)- If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance

with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

82) The strategy for the how the circularity in all features of material sourcing, design,construction and stewardship will be secured and monitored, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019, shall be undertaken in accordance with MAY101-WSL-EXT-GIL-DC-7000-0500 Planning Condition Discharge document dated February 2022.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

83) Phase I (as detailed on condition 3 above) shall be carried out in accordance with the details of the public realm works and highway works as shown in dwgs numbered MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127 MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101- WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXTGIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117;MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119, submitted and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt, includes:

(a) hard landscaping materials as shown on MAY101-WSL-EXT-GIL-DR-7060-0102 and MAY101-WSL-EXT-GIL-DR-7020-0333;

(b) soft landscaping works (excluding tree planting) as shown on MAY101-WSL-EXT-GILDR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060- 0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423;

MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; and MAY101-WSL-EXT-GIL-DR-7020-0426;

(c) Proposed planting locations of trees, tree pit details and tree species to be provided in the public realm as shown on ref Dwg. MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403 and maintained in accordance with Planning Condition Discharge document dated October 2021 prepared by Gillespies.

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development as set out within the Ecology Strategy (Appendix 9.1A) prepared by BuroHappold dated 12 October 2021, including Appendix A and B;

(e) Street furniture as shown on MAY101-WSL-EXT-GIL-DR-7060-0106;

(f) Lighting around the site and shown on MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002;

(g) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people as set out in MAY101-WSL-EXT-GIL-DC- 7000-0500 Planning Condition Discharge document dated February 2022 prepared by Gillespies; and

(h) Details of temporary landscaping for Phase X (as identified on MAY101-WSL-EXT-GIL-DR-7060-0127 Rev 01) shown on MAY101-WSL-EXT-GIL-DR- 7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

84) All external lighting shall be installed and operated as part of Phase I in accordance with agreed specifications and locations set out in MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 detailing how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and specify frequency and duration of use. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the approved strategy and plans.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

85) Phase I (as detailed in condition 3 above)- If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

86) Measures to safeguards the bat roost within the Hoyle Street culvert from lighting, noise and vibration during construction shall be undertaken in accordance with BH Document Condition 86 - Hoyle Street Culvert, submitted and agreed in writing to the LPA. This agreed method statement shall be adhered to and implemented in full.

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1.

87) Prior to commencement of development for Phase X, as identified on MAY101-WSLEST-GIL-DR-7060-0129-S4-01, full details shall be submitted and agreed in writing with the Local Planning Authority. The details of this phase of development shall be implemented in accordance with the agreed details

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

88) Prior to installation of any artwork within the Mayfield Park an Artwork Strategy shall be submitted and agreed in writing with the Local Planning Authority, with details of art to be submitted in accordance with that agreed Strategy.

Reason: To ensure that any Strategy is delivered in a satisfactory manner, pursuant to Policy DM1 of the Core Strategy.

89) Before the operation of each ground floor / basement commercial units within each relevant phase of development (Phase C or E (as detailed in condition 3 above) commences, details of how the units will be acoustically insulated and treated to limit the break out of noise to adjacent noise sensitive uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

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

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.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

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

90) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

The ground floor / basement commercial units of the development as shown on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed),within each relevant phase (Phase C or E)(as detailed in condition 3 above)) hereby approved shall only be used for Use Classes E a, b, c, e, f, g and / or Use Class Sui Generis (p) and (q)) (excluding convenience retail). Class E (d) is permitted in the MSCP.

Reason - In the interest of protecting the amenity of the office users above pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

91) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwgs 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) shall open outwards onto adjacent public highway.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

92) The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

93) Prior to the first use of the development ,within each relevant phase (Phase C or E)(as detailed in condition 3 above)) hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity and solar glare pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

94) The amenity space and roof terrace at level 4 (Offices) as shown in dwg 1811-BA-XX-04-DR-A-P-0104 REV A hereby approved shall be used as ancillary facilities for office users or visitors to the office facilities and shall not be accessible or useable by the general public.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval

pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

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

Date: 10 September 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.