TMT

DESIGN + REFURBISH + FIT OUT

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Construction Management Plan

Project Information

Client: Oval Properties

Project Commencement: April 2026

Planning Application Number: 142576/FO/2025 & PLA-2026-000441 (new roof terrace and rooftop plant)

Contract Administrator: JLL

Planning Consultants: JLL

Principal Contractors: TMT Commercial Contractors

Section 5 Comments: Prior to the commencement of any construction, including strip out and external alterations including new roof terrace and associated rooftop plant area, a Construction Management Plan (CMP) shall be submitted to, and approved in writing by, the Local Planning Authority, Manchester City Council. The approved management plan shall include details relating to construction access, hours of construction, the location of the contractors compounds, cabins, material storage areas and contractors parking and a scheme for the management and suppression of dust from construction activities and the inclusion of the local community. It shall also include a method of external refurbishment and internal refurbishment works. All site operations shall then be undertaken strictly in accordance with the approved CMP for the duration of the construction programme.

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Executive Summary

The construction works to be carried out at 1 Tony Wilson Place, can affect the environment and local community in several ways. It is important to ensure adequate control measures are adopted to prevent harm to the environment and protect human health.

This Construction Environmental Management Plan (CMP) provides the vehicle through which the environmental impacts associated with the works will be managed. In summary this plan:

- Identifies the risk and issues associated with the works including environmental issues
- Sets out the mitigation and management measures for the risks
- Describes the monitoring of the key issues including environmental and community.
- Describes how the requirements of the CMP are implemented, particularly with regards to protocols and procedures.
- This plan must be used in conjunction with the site construction phase management plan;
- This plan aligns with the control of dust, noise and emissions during construction and is to be used in conjunction with the air quality and dust management plan.
- This plan includes community consultation plan
- Highlights Traffic Management Plans that may effect the surrounding roads with measures for vehicle, pedestrians and cyclists.

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Contents

1. Introduction
.....
1.1. Scope .....
1.2. Purpose of the CMP .....
1.2.1. Site Management & Construction Activities .....
1.2.2. Deliveries & Traffic Management .....
1.2.3. Environmental Management .....
1.2.4. Community Liaison .....
1.2.5. Monitoring and Compliance .....
2. Site information.....
2.1. Site Location .....
2.2. Description of Works .....
2.3. Contact Information including Emergency Contact .....
2.4. Construction Access .....
2.5. Hours of Work .....
2.6. Contractor Compound .....
2.7. Community Consultation Plan .....
3. Environmental Aspects and Control Measures .....
3.1. Water Management & Pollution Prevention .....
3.2. Statutory Nuisance .....
3.2.1. Noise & Vibration .....
3.2.2. Dust & Emissions .....
3.3. Waste Management .....
3.5. Contaminated Land .....
3.6. Roadway Control .....
3.7. Site Audits .....
3.8. Emergency Preparedness & Response .....
4. Environmental Policy, Responsibilities and Communication .....
4.1. Environmental Policy.....
4.2. Responsibilities.....
4.3. Training .....
4.3.1. Induction .....
4.3.2. Toolbox talks .....
4.4. Internal Environmental Communications .....
4.5. External Environmental Communications .....

Appendix 1 – Site Boundary

Appendix 2 – Notice of Planning Permission

Appendix 3 – Photographic Survey

TMT Commercial Contractors Ltd, Kingfisher Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Revision History

Version	Date	Section	Changes
1	10.03.2026		
2	23.04.2026	Site Boundary	Updated to include new site plans
3	10.09.2026	Description of work	Include the new works surrounding the rooftop plant and terrace.

Table of Figures

Figure 1: Site Location .....
Figure 2: Site Boundary .....
Figure 3: Waste Hierarchy .....

Commercial Build and
Refurbishment Specialists

1. Introduction

1.1. Scope

External alterations including replacement cladding, new entrance, curtain walling system, new roof terrace and rooftop plant area. This Construction Management Plan (CMP) is designed to satisfy the Pre-commencement Planning and Construction Activities onsite for the duration.

This Construction Management Plan (CMP) sets out the strategy and procedures for managing all construction-related activities associated with the proposed development. The plan has been prepared to ensure that works are carried out safely, efficiently, and with minimal disruption to the surrounding community, highway network, and environment, in accordance with the requirements of Manchester City Council.

1.2. Purpose of the CMP

The purpose of this document is to:

- Demonstrate how construction activities will be effectively managed and controlled.
- Minimise impact on neighbouring properties, residents, businesses, and road users.
- Ensure compliance with relevant planning conditions, environmental legislation, and best practice guidance.
- Provide a framework for communication between the contractor, local authority, stakeholders, and the public.

1.2.1. Site Management & Construction Activities

TMT Commercial Contractors will be responsible for day-to-day site management and will implement:

- Secure site hoarding and controlled access/egress points.
- Clearly defined pedestrian and vehicle segregation measures.
- Safe working practices in accordance with CDM Regulations.
- Designated storage areas for materials, plant, and waste.
- Emergency access maintained at all times.

Working hours will comply with those agreed with Manchester City Council (typically 07:00–18:00 Monday–Friday and 08:30–14:00 Saturday, unless otherwise approved).

1.2.2. Deliveries & Traffic Management

A coordinated logistics strategy will be implemented to minimise disruption to the local highway network. Measures include:

- A Delivery Management System (DMS) with pre-booked time slots.
- Avoidance of peak traffic hours where practicable.
- Use of approved haulage routes agreed with the local highways authority.
- On-site banksmen to manage vehicle movements.
- No waiting or unloading on the public highway unless agreed.
- Swept path assessment completed prior to commencement inline with site logistical plan.

All contractors and suppliers will be issued with a Logistics Plan outlining access routes, safety requirements, and behavioural expectations.

Commercial Build and
Refurbishment Specialists

1.2.3. Environmental Management

Environmental protection is a key component of this CMP. The following controls will be implemented:

Noise & Vibration

- Compliance with BS 5228 guidance.
- Use of modern, well-maintained plant fitted with silencers.
- Monitoring where required.
- Selection of low-vibration construction methods where practicable.

Dust & Air Quality

- Damping down during dry conditions.
- Sheeting of vehicles transporting loose materials.
- Use of enclosed cutting/grinding equipment with dust suppression.
- Hard-surfaced haul routes where feasible.

Waste Management

- Site Waste Management principles applied.
- Segregation of waste streams for recycling.
- Licensed waste carriers used for all disposals.
- Regular removal to prevent accumulation.

Pollution Prevention

- Designated refuelling areas with spill kits available.
- Bunded storage for fuels and hazardous substances.
- Surface water protection measures to prevent contamination of drains or watercourses.

1.2.4. Community Liaison

To maintain positive relationships with neighbours and stakeholders:

- A named Site Manager will act as the main point of contact along with an overall Community Liaison Officer.
- Advance notification of disruptive works will be issued where necessary.
- Clear signage and contact information displayed at site boundaries.
- Complaints procedure implemented with prompt investigation and response.
- Letter drop to all surrounding neighbours ensuring details are issued prior to commencement
- Community Notice board

1.2.5. Monitoring & Compliance

TMT will:

- Undertake regular site inspections and audits.
- Maintain records of deliveries, incidents, complaints, and monitoring results.
- Review and update the CMP as the project progresses.
- Ensure all subcontractors adhere to the requirements of this plan.

Commercial Build and
Refurbishment Specialists

2. Site information

2.1. Site Location

1 Tony Wilson Place sits within First Street, a mixed-use urban neighbourhood in Manchester city centre that has been purpose-developed from former industrial land into a modern commercial and cultural quarter.

Site Description
Urban Setting: The property overlooks a public square and boulevard known as Tony Wilson Place, a key urban space in First Street named after influential local cultural figure Tony Wilson. It functions as a pedestrian-friendly plaza with seating and connections to surrounding buildings.
Building: 1 Tony Wilson Place is a modern Grade-A office building of around 176,000 sq ft with a glazed reception atrium and flexible office floors. It occupies a central location in the First Street neighbourhood, with a mix of office, leisure and cultural uses nearby.
Surrounding Uses: Adjacent to this site is a vibrant mix of uses including restaurant, café and hotel amenities, cultural venues like the HOME arts centre, additional office buildings, landscaped public realm and on-site parking.

Transport & Access
Public Transport: The site is easily accessible from several transport options. The Deansgate-Castlefield Metrolink tram stop is roughly a 5-minute walk away, while Manchester Oxford Road and Deansgate train stations are both within a short walking distance.
Road Access: Medlock Street and Whitworth Street West provide direct vehicular access to and from Manchester's city centre road network.

Character & Local Area
This part of Manchester is a redeveloped brownfield area that has transformed into a lively, mixed-use district. The site is urban and pedestrian-oriented, with public squares, landscaped boulevards, and cultural landmarks integrated into the wider city-centre fabric.

Figure 1: Site Location

TMT Commercial Contractors Ltd, Kingfisher Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

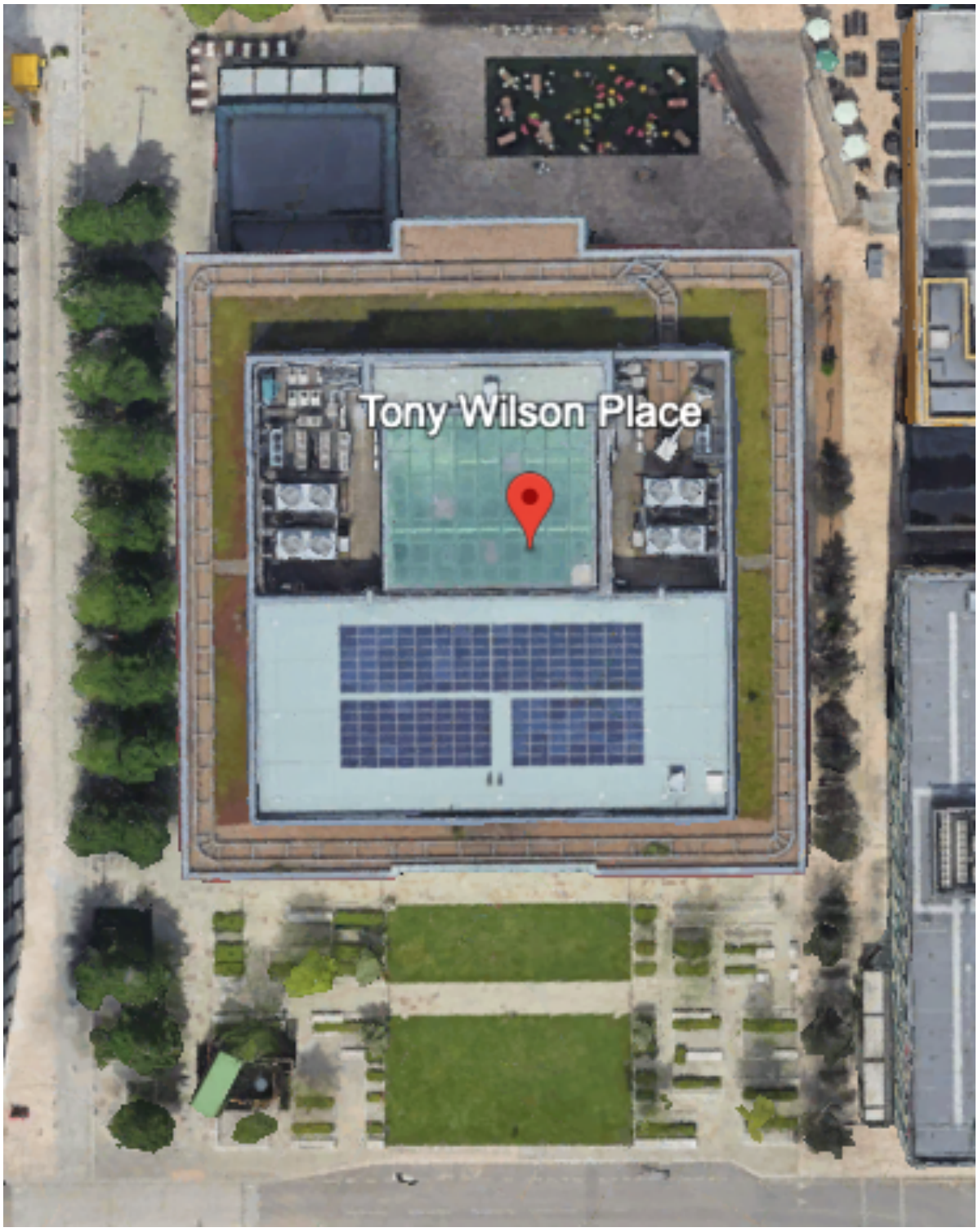


Figure 2: Site Boundary (please view Appendix 1)

Commercial Build and
Refurbishment Specialists

2.2. Description of Works

The works generally comprise:
- Replacement of the External Cladding System
- Full refurbishment to all façade curtain walling system
- Full internal refurbishment
- Full roofing replacement
- Installation of new roof terrace with associated rooftop plant

2.3. Contact Information including Emergency Contact

KEY CONTACT
Senior Project Manager TMT Commercial Contractors Ltd Kingfisher Court Yew Street Stockport SK4 2HG Contact: Gavin Hurst 07534 922 620 Gavin.hurst@tmt-group.co.uk Gavin, Joe, Along with Tom Traynor (Managing Director) & Michael Houghton (H&S Manager) will be ultimately responsible for this project from a Health & Safety aspect. Out of hours contact - 24/7*

KEY CONTACT 2
Project Manager TMT Commercial Contractors Ltd Kingfisher Court Yew Street Stockport SK4 2HG Contact: Joe Curbishley 07535 275 056 Joe.curbishley@tmt-group.co.uk Gavin, Joe, Along with Tom Traynor (Managing Director) & Michael Houghton (H&S Manager) will be ultimately responsible for this project from a Health & Safety aspect. Out of hours contact - 24/7*

Commercial Build and
Refurbishment Specialists

KEY CONTACT 3

Managing Director

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Tom Traynor

07545 999 767

Tom.traynor@tmt-group.co.uk

KEY CONTACT 4

Health & Safety Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Mike Houghton

07496303092

Mike.houghton@tmt-group.co.uk

KEY CONTACT 5

Senior Site Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: James McDonald

07851 533 309

James.mcdonald@tmt-group.co.uk

James will be responsible for the daily activities onsite and along with the running of site from a Health & Safety Aspect. James will be the onsite point of call for TMT for the external works

Additional out of hours contact – 24/7

MEP CONSULTANT

Senior Site Manager

TMT Commercial Contractors Ltd

Kingfisher Court

Yew Street

Stockport

SK4 2HG

Contact: Lisandro Pimentel

07519 589 842

Lisandro.pimentel@tmt-group.co.uk

Lisandro will be responsible for the daily activities onsite and along with the running of site from a Health & Safety Aspect. Lisandro will be the onsite point of call for TMT for the external works

Additional out of hours contact – 24/7

Commercial Build and
Refurbishment Specialists

2.4. Construction Access

Construction delivery access will be through the main vehicle gates located on River Street where the green space is currently located to the rear of the building (highlighted in Appendix 1) and within the purpose built delivery route located on green space – 8m wide double gates will be present with signage for deliveries and waste removals. Parking allocated to site on Plot 10A to the rear of the building (highlighted in Appendix 1). When approaching site, signage will be present to direct operatives, heavy goods vehicles, deliveries and waste removal wagons all to their designated areas. Construction/Site operatives access point will be clearly sign posted with 'Site Entrance' on the main entrance turnstile located adjacent to the Q Park entrance/exit. Access points will be kept locked at all times unless supervised to prevent unauthorised entry throughout the project. Operatives will follow access routes into the building where the ground floor will be reestablished for our Site Offices, Canteen/Welfare areas and dry storage areas. Maintain fire exit doors positioned throughout the building to allow for emergency evacuation purposes only. Internal hoardings will be built segregating the working area and temporary welfare/office area. Additional loading points located at the front of the building to load materials to the new roof terrace area. Area will be sectioned off on ground level and will have all approvals through ASK and lifted in accordance with a site specific lifting plan. Works will not disrupt the planned operations and activates in the surrounding areas to the front of Tony Wilson Place.

Anticipated vehicle types; HIAB/Crane Lorries, Articulated Lorries, Moffett/Truck-Mounted Forklift Trucks, Plant Lorries, Tippers/Grab Lorries, Forklifts, Moffits, Crane, MEWP, Flatbed Lorry/Tipper, Wheeled Rigid Lorry, Courier Delivery Wagons, Long Wheeled Base Vans, Vans.
While courier delivery waggons, long-wheeled base vans, vans, MEWPS, forklifts, and moffits will be on site every day during the project, the frequency of the aforementioned vehicles is expected to be irregular. Medium to larger vehicles, such as articulated lorries, Moffett/Truck-Mounted Forklift Trucks, Plant lorries, and Tippers/Grab lorries, will be regularly on site on a weekly or fortnightly basis, staggered throughout the project, though occasionally daily. Throughout the project, cranes and HIAB lorries will be dispersed more widely, possibly only visiting the site a few times.

2.5. Hours of Work

TMT's designated working hours are 07:00 – 16:00 Monday – Friday with a view of working later in the day and over the weekend if required. Any heavy noisy works will be completed after 07:30 due to the neighbouring tenants surrounding the site and as per Manchester City Councils Noisy Working times, this will be 08:30 on Saturdays. Deliveries and waste removals will be scheduled later in the day (post 9am) to prevent any excessive delays in getting to site, to minimise disruption to existing tenants, properties and construction sites and to allow suitable and sufficient labour onsite to offload and distribute materials efficiently.

2.6. Contractor Compound

Please view Appendix 1 for a full site layout. On the site plan, you will see designated Site Offices, Site Canteens, waste routes, delivery points and contractors entrance location. Each compound internally will be completely fenced off and external routes will be hoarded off during the removals and this system won't be affecting the existing finishes to the highways and footpaths. Internal laydown areas created and use of James Grigor Square on River Street to deliver materials to site through the 8m vehicle gates. This will be controlled, as mentioned, with envirohoard and additional banksman to supervise and manage the pedestrians in the local area. In addition to the

areas highlighted above, Plot 10a, directly opposite the rear of Tony Wilson Place has been leased and will be used for onsite parking and James Grigor Square will be used for material drop off, plant drop off and skips and waste aways.

2.7. Community Consultation Plan

Introduction

This Community Consultation Plan outlines the strategy for engaging with stakeholders, neighbouring occupiers, local businesses, and the wider community in relation to the proposed refurbishment works at 1 Tony Wilson Place, Manchester City Centre.

The project comprises:

- Replacement of the external cladding system
- Full refurbishment of the façade curtain walling system
- Full internal refurbishment
- Full roofing replacement

Given the city centre location and proximity to commercial, cultural, and residential premises, proactive communication and stakeholder engagement are essential to minimise disruption and maintain positive community relations.

Objectives of the Consultation

The objectives of this plan are to:

- Provide clear and timely information about the nature and programme of works
- Minimise disruption to neighbouring occupiers and local businesses
- Establish a transparent communication process
- Provide a mechanism for feedback, concerns, and complaints
- Demonstrate responsible project management in line with Manchester City Council expectations

Stakeholder Identification

Key stakeholders include:

- Adjacent commercial and office occupiers
- Nearby residential properties and apartment buildings
- Local businesses and retail premises
- Pedestrians and visitors within Manchester City Centre
- Local ward councillors
- Emergency services

Consultation Methods

Pre-Construction Engagement

Prior to works commencing:

- A written notification letter will be issued to surrounding properties outlining:
    - Scope of works
    - Programme duration
    - Working hours
    - Key construction activities (e.g., cladding removal, scaffold erection, roofing works)
    - Contact details for the Site Manager and Project Management

Commercial Build and
Refurbishment Specialists

- Where appropriate, direct meetings will be offered to immediate neighbours.
- Digital copies of consultation materials will be made available upon request.

Ongoing Communication During Construction

To ensure continued engagement throughout the programme:

- A named Community Liaison Officer (CLO) will be appointed.
- Contact details (telephone and email) will be displayed on site hoarding.
- Advance notice will be provided for:
    - Crane lifts
    - Temporary road or footpath diversions (if required)
    - Noisy façade removal works
    - Roof works that may affect views or adjacent properties
    - Excessive deliveries to site
- Monthly progress updates may be issued for longer phases of works.
- Emergency contact details will be available outside working hours.

Managing Key Community Impacts

Noise & Vibration

Façade removal and roofing replacement may generate temporary noise. Mitigation measures will include:

- Compliance with agreed working hours
- Use of low-noise plant where possible
- Careful sequencing of particularly noisy activities
- Advance notice of high-impact operations
- Sheeting scaffolding elevations to ensure sound dissipates at source

Dust & Visual Impact

Cladding replacement and roof works may create temporary dust and visual disruption. Controls will include:

- Protective scaffold sheeting
- Dust suppression measures
- Regular cleaning of surrounding pavements
- Prompt removal of debris

Access & Public Realm

Given the central location:

- Safe pedestrian routes will be maintained at all times
- Clear signage will direct pedestrians where temporary diversions are required
- Deliveries will be managed to minimise congestion
- Coordination with neighbouring buildings will take place where shared access routes exist

Feedback & Complaints Procedure

A formal procedure will be implemented:

- Complaints logged upon receipt
- Acknowledgement within 24 hours
- Investigation by Site Manager or CLO
- Written response outlining actions taken

Commercial Build and
Refurbishment Specialists

- Monitoring to prevent recurrence

A complaints register will be maintained and made available to Manchester City Council upon request.

Monitoring & Review

The consultation process will be reviewed periodically throughout the construction programme to ensure it remains effective.

Adjustments will be made where:

- Stakeholder concerns increase
- Programme phases change
- Additional high-impact works are introduced

Commitment

The project team is committed to delivering the refurbishment works responsibly, safely, and with consideration to the surrounding Manchester City Centre community. Through proactive communication, structured engagement, and responsive management, disruption will be minimised and stakeholder relationships maintained throughout the works.

3. Environmental Aspects and Control Measures

During the construction works various environmental aspects will take place giving rise to risk on site. A risk assessment has been produced which outlines the aspects and impacts likely to cause significant adverse environmental effects. This can be found in Appendix A.

3.1. Water Management & Pollution Prevention

All water discharges are classed as a trade effluent by the Environment Agency/ Regulatory Body including but not limited to:

• Dewatering
• Washing down equipment

If discharge of site waters is required to foul water drain, then permission will be sought from the local water authority and sediment removal will be required.

If discharge of site water is required to surface water drain, then the necessary discharge permit / consent can be obtained from the Environment Agency (EA).

If waters on site are not able to be discharged to foul water or surface water drain, then the water will be collected and tankered off site as waste using a registered waste carrier to an authorised water treatment plant.

The EA Regulatory Position Statement (RPS) may be used if the discharge to surface drain is short term uncontaminated water which is wholly or mainly rainwater from an excavation. If the conditions of the RPS can be followed, then a risk assessment must be in place before pumping commences.

All surface water and foul water drains will require protection from uncontrolled site run off which may be contaminated with silt, oils, concrete/cement, chemicals or litter. The drains will be marked up on the site plan, and

colour coded on site, red for foul drains, blue for surface water drains. Materials and COSHH will be stored away from site drains, and the site operatives will be trained on surface water management.

Given the work activities taking place on site, mitigation measures will be in place to prevent pollution to the sensitive areas of the site. These measures comprise of the following:
• Drain type location to prevent uncontrolled surface run off waters entering unauthorised drains.
• A sediment removal system will be installed if required.
• Onsite water testing will be carried out for parameters such as sediment, if required. Any anomalies will be reported immediately, and discharge ceased.
• Re-fuelling will not take place within 10 metres of surface waters or surface water drains. Re-fuelling of the site cabin will only be taking place onsite.
• Immediate action will be taken if any high levels of sediment are identified which could cause pollution.
• Mitigation actions will be implemented immediately.
• Pollution will be controlled at source whenever possible.
• Site activity will cease works if high levels of sediment are identified caused by site activities.
• Environmental representatives will be consulted if in doubt.
• Training will be given to the site operatives outlining these mitigation measures.

3.2. Statutory Nuisance

3.2.1. Noise & Vibration

Noise pollution and vibration has the potential to create a statutory nuisance. This can disturb local wildlife, residents, general public and businesses.

In the event of a noise complaint, the Local Authority has the power to stop the works if noise is causing a nuisance (Control of Pollution Act, Section 60).

The proposed activities are likely to cause a nuisance or impact residential areas and the following control measures will be applied:
• A risk assessment will be produced to assess the risk of disturbance on local residents and green areas.
• Plant and equipment will be in a good condition and well maintained.
• Unnecessary noise will be minimised using sheeting surrounding the scaffolding during the cladding installation
• Noisy activities will be restricted to working hours Mon – Fri 07:30 – 18:00hrs, Sat 08:30 – 14:00hrs.
• Deliveries will be planned to minimise potential nuisance to the local community and drop heights into hoppers, lorries and other plant will be minimised, where possible.
• Local Authorities will be contacted with regards to out of hours work, through the main client.
• Letter drops will take place to inform neighbours and local residents of planned activities.
• Any complaints received will be reported and dealt with promptly to the satisfaction of all parties involved.
• Noise and vibration monitoring be carried out, and the data submitted promptly.
• Appropriate training and awareness will be undertaken with the workforce to reduce unnecessary noise. All necessary steps will be taken to prevent noise nuisance.
• Discussions will take place with operators about necessary control measures if peak noise levels are reached.
• The use of anti-vibration tools and equipment will be required as specified in the Control of Vibration at Work Regulations 2005.

Commercial Build and
Refurbishment Specialists

3.2.2. Dust & Emissions

Construction and demolition activities can result in the following air quality impacts:
• Visible dust plumes;
• Dust deposition;
• Elevated PM10 and PM2.5 concentrations;
• Increased concentrations of nitrogen dioxide.

Air pollutants result from dust generating activities on-site such as the breaking-up of materials and the movement of soil, as well as from the exhaust of diesel powered machinery and vehicles, both static and non-road mobile machinery (NRMM). Dust from internal demolition/strip out works and site operations will be mitigated at source but removal of waste products can settle on neighbouring properties which may cause eye irritation, exacerbate asthma or affect plant growth. In addition, black smoke from plant and equipment is likely to cause damage to human health. The site is not located in close proximity to sensitive ecological receptors.

The dust emission magnitude is based on the scale of the anticipated works and should be classified as Small, Medium, or Large.

Uncontrolled dust and air emissions can lead to valid complaints and the Local Authority has the power to stop works if dust is causing a statutory nuisance. The following control measures will be applied:

General

• Weather conditions and prevailing wind direction will be checked to plan in activities that may generate dust. If weather conditions are not favourable, activities will be carried out on a different day.
• The workforce will be trained to reduce dust and air emissions from onsite activities.
• Routes will be planned with minimum distances.
• All dust and air quality complaints will be recorded and acted upon. The cause will be identified, and appropriate measures taken to reduce emission in a timely manner and recorded. Records will be made available to regulators upon request.

Dust

• Any demolition, cutting, grinding operations on site will be adequately shielded or wetted to prevent dust.
• Fine, dry materials will be stored within buildings/storage containers, where possible or protected from wind.
• Silos and stockpiles will be positioned away from residential areas and watercourses.
• Stockpiles will be graded and dampened down to prevent windblown dust and lose material removed as soon as possible.
• Dry, dusty materials will either be cleaned up or damped down.
• Hoardings, fencing, barriers and scaffolding will be regularly cleaned using wet methods, to prevent re-suspension of particulates.
• Regular checks of buildings within the site boundary will be carried out to check for soiling due to dust with cleaning carried out where necessary.

Commercial Build and
Refurbishment Specialists

• Roadways and surfaces will be swept and damped down with water at regular intervals where dust may be a problem.
• Drop heights into haulage vehicles etc will be minimised and dry materials leaving site will be sheeted. All vehicles will adhere to on site speed limits.
• Visual checks are the most common way of monitoring dust leaving the site boundary. Daily checks will be made of the site boundary during dusty activities, checks will be backed up with photographic evidence and recorded in the site diary.
• Demolition will take place on a damp still day to reduce the amount of potential dust crossing the site boundary. Site boundary dust monitoring close to sensitive receptors will take place during demolition to ensure dust crossing the boundary is minimal.
• The contractor will ensure that all operatives employed on site: understand their responsibilities for minimising the generation of particles and dust; appreciate the effect of dust on health and the environment, the benefits of reducing dust generation and the methods to reduce dust generation;
• Adequate measures within all risk assessments and method statements will be included where dust generation may be a hazard.

Emissions

• A construction traffic management plan will be implemented to ensure deliveries arrive avoiding busy times of days and vehicles are not queuing outside the site on the public highway.
• Plant and equipment will be maintained regularly to reduce the number of impromptu fumes and smoke emitted.
• Burning / fires will not occur on site.
• Site rules will be in place which indicate to switch off plant when not in use to reduce exhaust emissions. All plant must have recorded maintenance programmes.
• There will be consideration of using electrical equipment rather than internal combustion engines (i.e. generators).
• Electricity suppliers will be contacted early on in project preparation so electrical supply is available to negate use of generators.

3.3. Waste Management

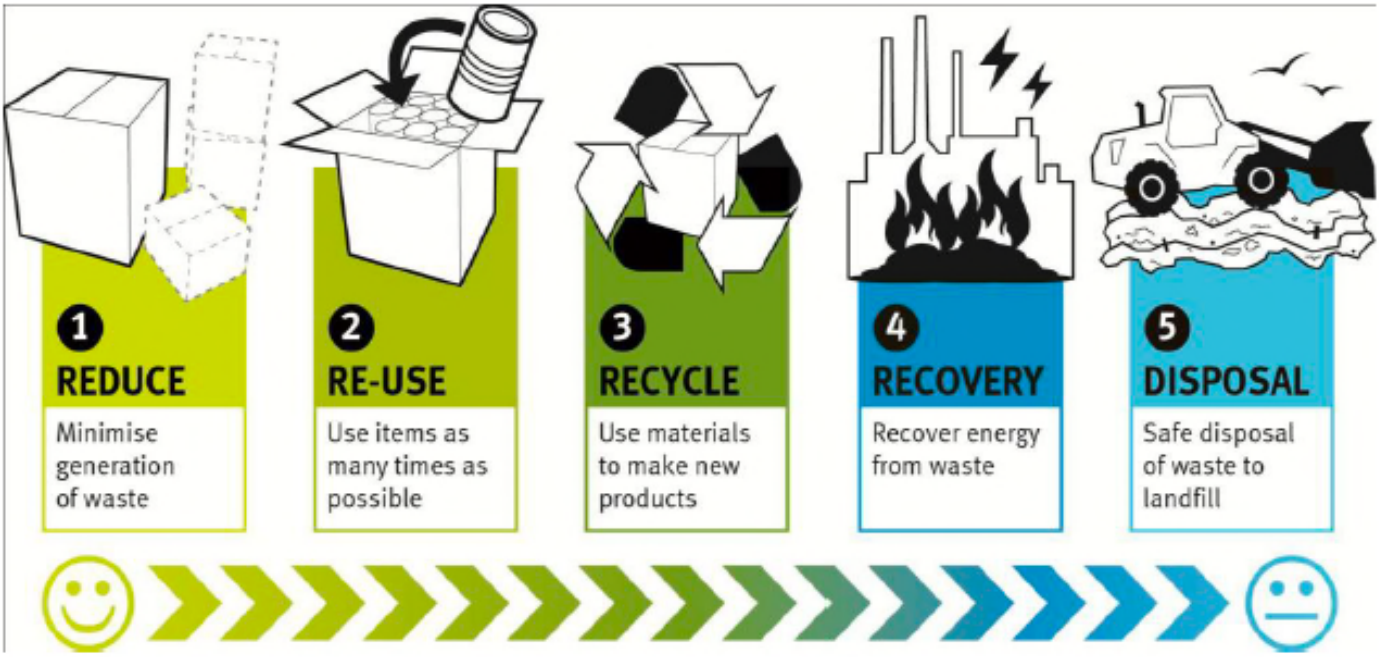
A Site Waste Management Plan can be produced which outlines measures taken to reduce waste, the expected generated waste streams, associated permits & licences, and a running tally of waste streams and associated volumes that have left site. This will be a live document which will be regularly reviewed and updated as works progress. This will be issued through our Waste Management Company.

Waste skips / containers will be labelled and in good condition. They will be stored securely on hardstanding and locked / covered where applicable to prevent escape of waste to the environment. Skips will be stored in an appropriate area away from sensitive receptors and the location outlined on the site plan. Please view Appendix 1.

Hazardous wastes will be stored separately from other hazardous and non-hazardous wastes.

The waste hierarchy will be adopted on site (refer to Figure 3).

Figure 3: Waste Hierarchy



• Prevent – e.g. ensuring accurate measurements are taken when ordering materials, not over-ordering and storing materials securely to prevent damage from the elements or site traffic.
• Re-use – e.g. re-using whole bricks, re-using uncontaminated naturally occurring material on site and re-using timber off-cuts.
• Recycle – e.g. using recycled aggregates on site and sending material to a recycling facility.
• Recover – e.g. sending material to an Energy from Waste (EfW) Facility.
• Disposal – e.g. – e.g. disposing of waste at a landfill or incinerator which does not recover energy.

Any waste required to be removed from site will be accompanied by a Waste Transfer Note (WTN) for non-hazardous waste, or a Hazardous Waste Consignment Note (HWCN) for Hazardous Waste. Waste documentation will be retained for the legally required timeframe (2 years for WTN, 3 years for HWCN).

Duty of care checks shall be carried out on waste contractors to ensure permits and licences are valid and have not been revoked by the Environment Agency (Public registers (data.gov.uk)).

All who attend site will be trained in the site-specific waste management procedures during the site induction.

3.5. Contaminated Land

If other contamination is identified, the area will be quarantined, and material chemically tested to determine if it can be reused on site. Contaminated material will be stocked away from sensitive receptors, on an impermeable surface, and covered if required.

Commercial Build and
Refurbishment Specialists

3.6. Roadway Control

Traffic on and off site will be controlled. A Site Safety Plan and swept path assessment will be produced identifying all key safety requirements including traffic movement onto and around the site. The main measures will include:
• Site deliveries and traffic/plant movement activities on site will be restricted to Monday – Friday 07.30 – 18:00 and Saturday 08.30 – 14:00. No deliveries permitted on Sunday or Bank Holidays.
• Deliveries will be scheduled to ensure vehicles are not queuing and waiting for drop off.
• Delivery routes will be planned to avoid busy times of day and avoid residential areas where possible. This may at times be scheduled prior to the times above to mitigate and minimise risk to the surrounding properties and the general public.
• All vehicles will remain on temporary hard standings whilst on site.
• All vehicle wheels will be checked by the Gateman before leaving site and will be brushed clean as necessary if required. Any residual matter will be swept and washed off the adjacent Highway.
• All vehicles off-loading and loading will be carried out within the site boundary without impeding the highway.
• Whenever practicable site traffic will be directed to avoid residential areas, and busy times of day.
• The development proposal does not include any exclusive parking, so parking for contractors and visitors will be off-site parking.

3.7. Site Audits

The implementation of the CMP will be checked through regular site inspections and environmental audits. An audit programme will be developed, and the following factors will be considered when determining the frequency of the audits:
• The results of previous audits.
• Occurrence of any non-conformances.
• Concerns raised by the project team or interested parties.

A site inspection shall be undertaken regularly (either weekly or fortnightly) ensuring the works are being undertaken in accordance with the CMP. The inspections will cover the key themes such as segregation of works, ensuring site parameter, fuel storage, waste management, noise, dust and air quality, carbon & sustainability etc.

Actions raised by the audit will be checked for closure during the next audit or as set within the audit, immediate action, high/medium and low risk. Actions which have not been closed out, good practice and areas of improvement will be discussed during management meetings.

3.8. Emergency Preparedness & Response

There is the potential for activities on site to cause minor spills leading to pollution of the environment. In order to minimise these situations, there are procedures in place relating to refuelling, spillages, and waste management.

Spill kits will be held on site in designated locations, which may change with time, but will be agreed with the Site Manager and outlined during the induction and spill response toolbox talks.

Commercial Build and
Refurbishment Specialists

Spill of fuel/oil etc. can cause damage to surrounding habitats and watercourses. The following will be incorporated in the

Emergency Response Plan for the site:
• Appropriate PPE will be worn before taking action.
• A spillage will be contained immediately using absorbent materials and booms.
• Incidents will be reported to the site manager who will contact the Environment Agency if necessary.
• All incidents and near misses will be investigated.
• An emergency spill response contractor will be appointed to provide assistance where applicable .
• After an incident, all waste generated by clean-up activities will be disposed of by an authorised waste carrier to a permitted disposal site accompanied by correctly completed waste documentation.
• Ditches will not be dug draining polluted matter to drains.
• Incidents will not be ignored.

4. Environmental Policy, Responsibilities and Communication

4.1. Environmental Policy

TMT's environmental policy will be displayed and adhered to by all who visit site. This outlines the scope to protect the environment, comply with applicable legislation and minimise the use of natural resources.

4.2. Responsibilities

Role	Environmental Responsibilities
The Environmental Manager / Site Manager	• Develop, implement and maintain the Environmental Management Plan. • Conduct compliance reviews, review and update the Register of Legislation, review and update the Aspects Register. Undertake regular site inspections (fortnightly), supported by others as appropriate. Carry out environmental training where required. • Conduct formal environmental audits: o Fortnightly audits are planned; however, these may increase or decrease depending on site performance. • Report on Contractor's environmental performance. • Ensure that sound environmental performance is achieved. • Day to day management and monitoring of all environmental related activity. • Reporting to the Site Manager / Project Manager as appropriate.
Environmental Manager	• Conduct environmental audit • Review and update CMP

	• Carry out environmental training of the workforce
Project Manager	• Ensure the review of the CMP is carried out. • Overall responsibility for the works. • Ensure that the CMP is prepared and that the works are undertaken in accordance with it and the associated management plans and method statements. • Ensure compliance with all relevant legislation and environmental rules.
Site Manager	• Undertake the day to day management of the works ensuring that operations are carried out in accordance with the CMP.
Specialist Subcontractors (monitoring and testing)	• Undertake specialist activities in accordance with this CMP.
Operatives	• Undertake tasks in accordance with method statement briefings, toolbox talks, and principles set out in the environmental induction. • Ensure environmental incidents are reported immediately.

4.3. Training

The team will be briefed on the following topics as a minimum / as appropriate:
• Environmental Policy.
• General environmental awareness.
• Waste management.
• Surface water pollution and control.
• Spills and emergency response procedures.
• Dust management.
• Noise management.
• Traffic management.

Specific training needs will be identified and provided for all personnel involved in work activities that could result in an adverse impact on the environment. The training will include reference to the importance of adhering to the contents of the CMP and the potential consequences of departure from specified method statements. Environmental training in the form of toolbox talks will also be undertaken on site, evidence of which (along with all other training) will be maintained on record as part of the management system.

4.3.1. Induction

Commercial Build and
Refurbishment Specialists

Prior to commencing work on site, all personnel will undergo a site specific induction, where the environmental objectives, requirements and responsibilities will be communicated to the workforce. Environmental Site Rules will detail site personnel's obligations while on site. This will introduce accountability for personnel working on the project.

The site induction and training shall cover relevant parts of the following areas to a sufficient level of detail for the workforce:
- Site rules including High risk items
- CMP & CPP
- Emergency procedures
- Environmental management
- Waste management.
- Plant use

4.3.2. Toolbox talks

Toolbox Talks will be delivered on specific topics relevant to the works and mitigation measures. These may include waste management, pollution prevention, spill response, etc. as required. Toolbox talks will be delivered to all operatives on site, and records kept for the duration of the project.

The principal contractor and each of its sub-contractors will establish a regime of toolbox talks such that every employee receives a health, safety & environmental briefing as appropriate, with a target of a minimum of one toolbox talk on an environmental topic per month. For sub-contractors', their supervisors are responsible for conducting these briefings and their implementation will be monitored. Records must be kept of toolbox talks carried out and who attended them.

Requests for new/specific toolbox talks can be made to the environmental manager. An indicative list of appropriate toolbox talks is provided below. More may be added to this list as the project progresses and as issues arise.
- Dust and Air Quality.
- Silt Management.
- Segregation and Storage of Waste.
- Spill Control.
- Washing Down Plant and Machinery.

4.4. Internal Environmental Communications

Staff will be kept informed of the environmental policy and environmental issues relevant to the CMP through a range of means, including a combination of meetings and different media. In addition, daily briefings will be held on site and regular meetings with the client to discuss health, safety and environmental matters. The aim is to provide sufficient information to raise and maintain awareness of the key environmental issues associated with the works and promote continual improvement.

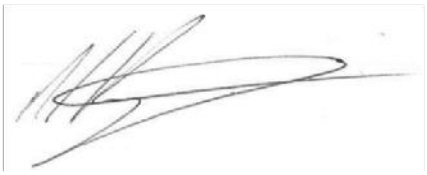
4.5. External Environmental Communications

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Relevant external communications will be undertaken with regulators and stakeholders as required. Any monitoring results or issues relating to permitting shall be reported in a timely manner. Should any complaints arise from off-site during the works, they will be managed effectively, and mitigation measures implemented to ensure further complaints do not arise.

Produced by TMT Commercial Contractors
Name: Michael Houghton

Signature: 

Date: 23.04.2026

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Appendix 1 – Site Boundary



NOTES:

© TMT 2021

Copyright of this drawing is vested in the Contractor and it must not be copied or reproduced without consent.

All dimensions are in Millimeters (mm) unless indicated. Contractor to check all dimensions prior to commencing work onsite & adopt responsibility for dimensional accuracy prior to works.

Drawing to be read in conjunction with all relevant information. Any discrepancies found between information on this drawing, given elsewhere or recorded onsite shall be reported to the Contractor immediately.

DO NOT SCALE FROM THIS DRAWING...
If unsure ask!

PROPOSED HOARDING LINE

Pizza Express Elevation

Flags being removed for reuse and green space to be reinstated to former state

Material route into the building

Waste route to skips

NOTES

ADOPTED FROM 28/09/2026.

JAMES GRIGOR SQUARE TO BE RELINQUISHED ACCOMMODATE 2027 MANCHESTER JAZZ FESTIVAL

rev.	description.	by.	checked.	date.
C05	HOISTS REPOSITIONED. PARKING, SKIPS AND STORAGE SHOWN	MR	GH	10.08.26
C04	VEHICLE GATE MOVED. HOARDING DIMS ADDED, CORNER DOG LEG AMENDED	UR	GH	10.06.26
C03	LOGISTICS PLAN UPDATED - PHASE 2	MR	GH	22.05.26
C02	LOGISTICS PLAN UPDATED - PHASE 1	MR	GH	22.05.26
C01	LOGISTICS PLAN	UR	GH	14.05.26

client logo:

Oval

client
OVAL

project
TONY WILSON PLACE

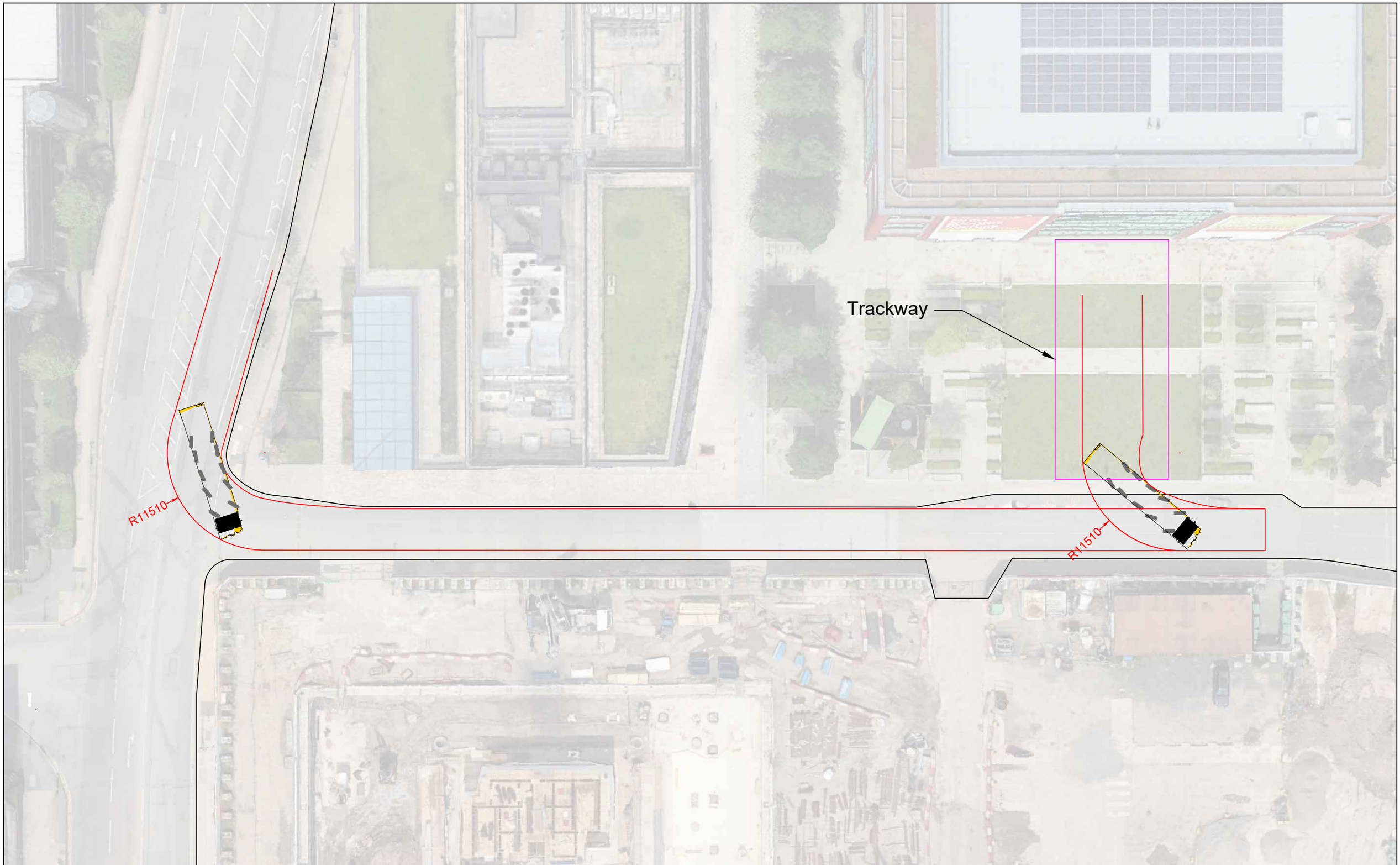
stage
CONSTRUCTION

drawing title
LOGISTICS PLAN 3 - PHASE 2

drawing no.	date	scale	rev.
26012-TMT-EXT-DR-A-91105	10.08.26	1:250 @ A1	C05

TMT

TMT Group
Kingfisher Court,
Yew Street,
SK4 2HG



MGA GROUP

This Drawing & the information contained therein is the property of MGA Crane Hire LTD. & is lent on the condition that it will not be reproduced, compied or disclosed, directly or indirectly nor used for any purpose other than for that which it is specifically furnished.

MGA.05.2025 | DO NOT SCALE

Rev	Date	Changes	Drawn	Checked	Approval

Title: Path analysis

Client: Vanatge

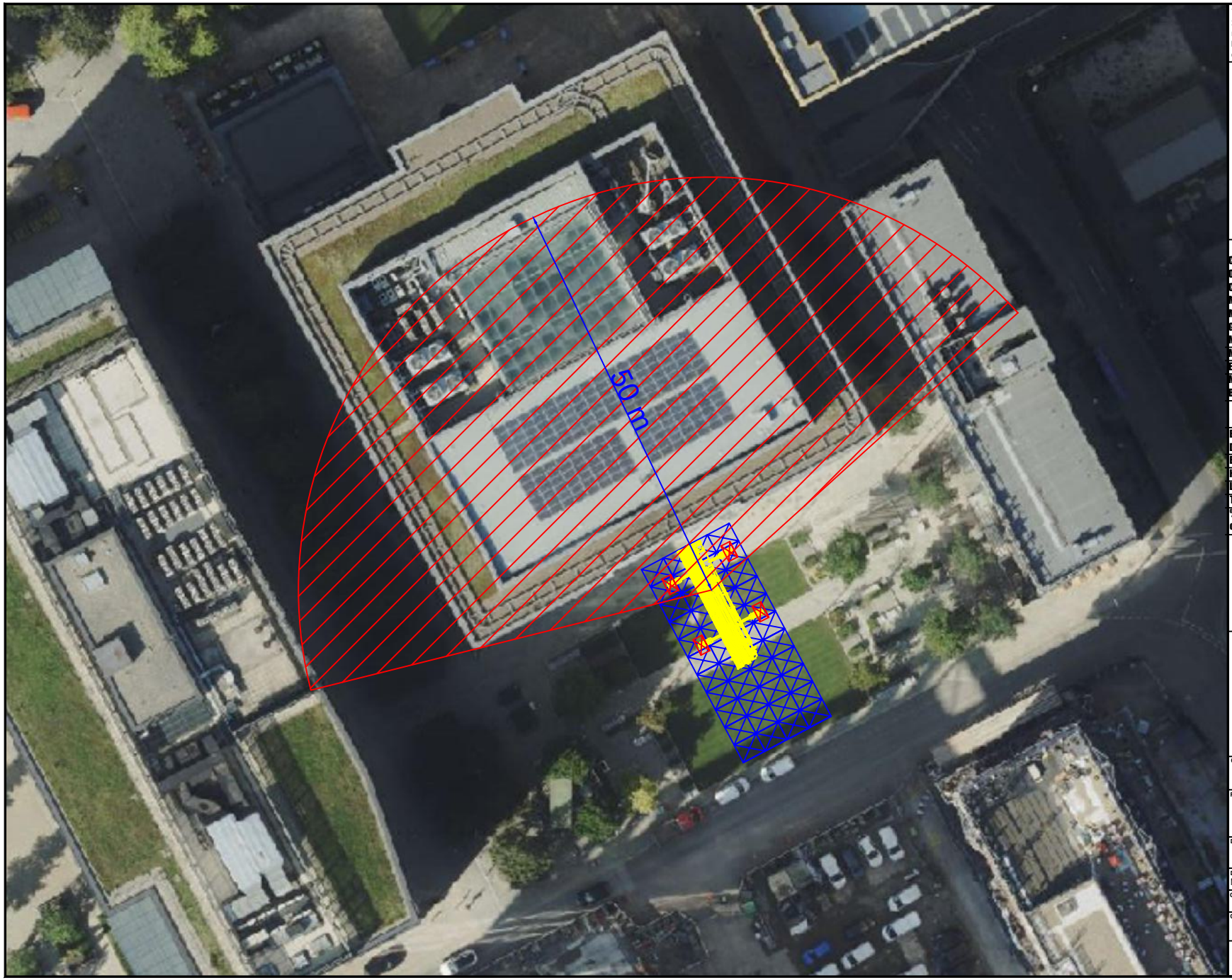
Project: Crane Moving Into Site

Site: Tony Wilson Place

Address: First St, Manchester M15 4GU

Information: ///copy.debate.lame

Scale: 1:400 | Paper Size: A3 | Cad Reference: vantage.d | Drawing No: 1 | Rev: A



This drawing is the property of Vantage Solutions and protected by copyright. It may not be reproduced.
Do not scale from this drawing, use the dimensions where shown.

Vantage Solutions
Unit 7
PARK 17
WHITEFEILD
M45 8FJ

Main Lift Crane

Crane Type	MK140
Outrigger Base	8.2m x 8.2m
Crane Counterweight	N/A
Main Boom	58m
Max Operating Radius Gross Capacity @ Max Radius	50m 1700kg @ 50m
Maximum Outrigger Load	39t
Effective Bearing Area	2.5 m2
Max. Anticipated Bearing Pressure	15.6t/m2

Lift - Load Data

Equipment Description	ROOF CLERANCE
Equipment Weight	1500kg
Hook Block Weight	N/A
Lifting Tackle Weight	30kg
Total Lift Weight	1500kg
% Capacity of Chart Used	88% Capacity

Vantage Solutions
A MITIE COMPANY

Site Ad

CLIENT
TMT GROUP

PROJECT TITLE
TONY WILSON PLACE

DRAWING TITLE
N/A

DRAWN BY	ORIGINATOR	USER
MATT BORKIN	MB	n/a

ORIGINAL SCALE	DATE
NTS	25.03.26

CONTRACT NO.	DRAWING NO.
	1

Vantage Solutions

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Appendix 2 – Notice of Planning Permission

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

Applicant

Mr Brian Kelly
Abrdn
1 George Street
Edinburgh
EH2 2LL

Agent (if used)

Miss Clarissa Forshaw-Murphy
JLL
1 Oxford Street
Manchester
M1 4PB

Part 1 – Particulars of the application/development

Proposal: External alterations including replacement cladding, new entrance and plant to roof top.

Location: 1 Tony Wilson Place, Manchester, M15 4FN

Date of application: 28 March 2025

Application number: 142576/FO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

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

Condition(s) attached to this decision

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 28 March 2025:

- Location Plan 7124-JMA-01-ZZ-DR-A-PL0001-S4-P01
- Proposed Site Plan 7124-JMA-01-ZZ-DR-A-PL0003-S4-P01
- Proposed Ground Floor 7124-JMA-01-00-DR-A-PL0002-S4-P01

- Proposed Roof Plan 7124-JMA-01-RL-DR-A-PL0002-S4-P01
- Proposed North Elevation 7124-JMA-01-ZE-DR-A-PL0002-S4-P01
- Proposed East Elevation 7124-JMA-01-ZE-DR-A-PL0004-S4-P01
- Proposed-South Elevation 7124-JMA-01-ZE-DR-A-PL0006-S4-P01
- Proposed West Elevation 7124-JMA-01-ZE-DR-A-PL0008-S4-P01
- Proposed Typical Floor 7124-JMA-01-ZZ-DR-A-PL0005-S4-P01
- Proposed Section AA 7124-JMA-01-ZZ-DR-A-PL5002-S4-P01
- Proposed Section BB 7124-JMA-01-ZZ-DR-A-PL5004-S4-P01
- Proposed Section CC 7124-JMA-01-ZZ-DR-A-PL5006-S4-P01
- Bay Study Brick 7124-JMA-01-ZZ-DR-A-PL5007-S4-P01
- Bay Study Cladding L03 7124-JMA-01-ZZ-DR-A-PL5008-S4-P01
- Bay Study Cladding L05 7124-JMA-01-ZZ-DR-A-PL5009-S4-P01
- Design & Access Statement 7124-JMA-XX-XX-RP-A-PL0001-S4-P01
- Spectrum Planning Noise Assessment Report RK3832
- Spectrum Noise Ingress Assessment Report RK3846

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

3) Prior to any external works being carried out, a full-sized sample panel, the samples and specifications of all materials to be used on all external elevations shall be submitted and be approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

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.

4) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads and measures for vehicles, pedestrians and cyclists
- Construction Site Layout Plan including welfare areas, waste storage, material storage, plant locations, and unloading and loading areas.
- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- A dimensioned plan is provided for any proposed scaffolding and site hoarding to understand impact to highway/footway.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved CMP.

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

5) a) Any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with 'Proposed New Mechanical Services Plant Planning Noise Impact Assessment' produced by Spectrum Acoustics, dated January 2025. The scheme shall be implemented in full before the use commences. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

6) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the 'Proposed Building Refurbishment Planning Noise Ingress Assessment' produced by Spectrum Acoustics, dated February 2025. The scheme shall be implemented in full before the use commences.

Reason - In interests of the amenities of the occupiers of the building and occupiers of nearby properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

7) Prior to the first use of the development, details of the calibration certificates for the sound level meter and calibrator shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be retained and maintained for as long as the development remains in use.

Reason - In interests of the amenities of the occupiers of the building and occupiers of nearby properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

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:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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

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

Environmental Health recommend that construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

The applicant should refer to our noise from building sites for further information/guidance - https://www.manchester.gov.uk/info/100006/environmental_problems/2956/tackle_a_noise_problem/9

Also https://iaqm.co.uk/guidance/ on controlling emissions.

In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Date: 22 May 2025

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.

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

Planning Statement
England | April 2026

jll.com



Planning Statement

RALION PROPERTY II LIMITED

JLL SEE A BRIGHTER WAY

Contents

1.	Introduction	3
2.	Site Location and Description	5
3.	Planning History	6
4.	Proposed Development	7
5.	Planning Policy Context	8
6.	Planning Considerations	12
7.	Conclusions	16

1. Introduction

Introduction

1.1. This Planning Statement has been prepared to accompany an application seeking permission on behalf of RALION PROPERTY II LIMITED (the 'Applicant') for the installation of a new roof terrace and associated rooftop plant at One Tony Wilson Place, Manchester, M15 4FN.

1.2. The proposed development is described as follows:

> *'Full Planning Permission for Installation of New Roof Terrace and Associated Rooftop Plant'*

1.3. The planning application is accompanied by the following supporting documents:

- Planning application form and certificates duly signed and completed (prepared by JLL)
- Statutory planning fee
- Planning Drawings (prepared by JMArchitects)
  - Location Plan (ref: 7124-JMA-01-ZZ-DR-A-PL0001-S4-P03)
  - Site Plan-Existing (ref: 7124-JMA-01-ZZ-DR-A-PL0002-S4-P03)
  - Existing Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0001-S4-P03)
  - Existing North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0001-S4-P03)
  - Existing East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0003-S4-P03)
  - Existing-South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0005-S4-P03)
  - Existing West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0007-S4-P03)
  - Existing-Section AA (ref: 7124-JMA-01-ZZ-DR-A-PL5001-S4-P03)
  - Section BB-Existing (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
  - Existing-Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5005-S4-P03)
  - Site Plan-Proposed (ref: 7124-JMA-01-ZZ-DR-A-PL0003-S4-P03)
  - Proposed Seventh Floor (ref: 7124-JMA-01-07-DR-A-PL0001-S4-P02)
  - Proposed Roof Terrace Plan (ref: 7124-JMA-01-07-DR-A-PL0002-S3-P02)
  - Proposed Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0002-S4-P03)
  - Proposed Roof Terrace Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0003-S4-P02)
  - Proposed North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
  - Proposed North Elevation-North Context (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
  - Proposed East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0004-S4-P03)
  - Proposed-South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0006-S4-P03)

  - Proposed West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
  - Proposed West Elevation-Site Context (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
  - Section AA-Proposed (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
  - Proposed-Section BB (ref: 7124-JMA-01-ZZ-DR-A-PL5004-S4-P03)
  - Proposed-Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5006-S4-P03)
- Reports
  - Design and Access Statement (prepared by JMArchitects)
  - Noise Impact Assessment (prepared by Spectrum)
  - BNG Assessment (prepared by Urban Green)
  - BNG Design-Stage Report (prepared by Urban Green)
  - Lighting Strategy (prepared by Flatt Consulting)

Structure

1.4. This Planning Statement identifies and addresses the issues relevant to the consideration of the application submission as follows:

- Description of Site and Surrounding Area – describes the physical characteristics of the planning application site and its immediate surroundings.
- Planning History of the Site – sets out the planning history for the site.
- Proposed Development – provides a description of the proposed development.
- Relevant Planning Policy – describes the planning policies which are relevant to the proposed development.
- Planning Considerations – provides an assessment of the planning application proposals against the relevant planning policies.
- Conclusions – sets out the conclusions of this Statement.

2. Site Location and Description

The Site

2.1. One Tony Wilson Place is located in Manchester City Centre and lies within the Strategic Regeneration Area of First Street, which is now a well-established area of the city comprising a mix of culture, leisure, retail and office space. Please see figure 1 below.



Figure 1 - Aerial View of Site

2.2. The application site comprises of seven storey Grade A, BREEAM Excellent office building with approximately 180,000sqft of office space.

2.3. A unit operated by Pizza Express abuts the building which protrudes out from the northern elevation.

2.4. Directly to the north of the site lies INNSiDE Melia,4-star hotel, Home which is a performing arts theatre and Junkyard Golf, an indoor miniature golf course.

2.5. To the east of the site is a multi storey car park, the ground floor of which comprises a mixture of restaurants, coffee shops and a bar. There is also a student accommodation block to the east of the site.

2.6. To the west of the site is another prime office development consisting of 170,000sqft of office space. A gym and a restaurant also lie to the west of the Site.

3. Planning History

3.1. A planning history search has been undertaken via a desktop search of the Manchester City Council Public Access. A summary of the most relevant applications is provided in Table 1.

Table 1

Application ref	Proposal	Decision and Date
142576/FO/2025	External alterations including replacement cladding, new entrance and plant to roof top	Approved 22 May 2025
092663/AOH/2010/C1	Retrospective Consent for erection of 2no. 10m x 17.5m banner letting signs	Temporarily approved 27th April 2010
091485/VO/2009/C1	CITY COUNCIL DEVELOPMENT Installation of new doors to the west and east elevations of the building and erection of new timber enclosure and single storey building to provide a children's play area with store	Approved 11th Nov 2009
090451/FU/2009/C1	Change of use from offices (Class B1) to offices (Class B1) and customer services and creche with associated play area (Sui Generis), in relation to temporary relocation of City Council services	Approved 24th Aug 2009
083763/FO/2007/C3	Refurbishment of existing office building including new external elevations, two storey roof extension and ancillary servicing	Approved 20th Aug 2007
081805/FO/2007/C3	Refurbishment of office building including new service columns, entrance lobby and 3 storey roof extension	Approved 20th Feb 2007
054932/FO/CITY3/98	Elevational alterations to existing building	Approved 25th Aug 1998

4. Proposed Development

Background

4.1. An planning application (reference: 142576/FO/2025) was approved on 22 May 2025 for external alterations including replacement cladding, new entrance and plant to roof top on One Tony Wilson Place.

4.2. The approved works to the external facades of the building ensure that the building remains an attractive and well maintained place to work, as well as aesthetically integrating into the character and environment of the area. Moreover, the works represent a significant improvement to an existing office building in a key location within Manchester city centre.

4.3. The works aligned with local and national planning policies, addressed sustainability concerns, and positively contributes to the continued success of the First Street area. It is considered that the proposed development as part of this application will further maximise the potential of this existing asset.

Proposed Development

4.4. The proposed development comprises the installation of a new roof terrace and associated plant area on the roof of the existing building.

4.5. As set out within the supporting Design and Access Statement, the proposed development will comprise of 286 sqm of amenity space, made up of:

- Internal Amenity Space – 89 sqm
- External Amenity Space – 197 sqm

4.6. The roof terrace has been designed in black anodised aluminium with folded detailing to complement the building's main terracotta-toned façade whilst maintaining its own distinct character. The darker finish ensures the terrace appears lightweight and recessive against the skyline, thereby preserving the visual prominence of the principal façade below.

4.7. The terrace incorporates a new curtain wall system with black aluminium mullions that provide visual consistency and emphasise vertical proportions. Two adjustable louvred pergolas flank the internal terrace area, enabling users to control sunlight, shade, ventilation, and rain protection throughout the year. The lightweight pergola structure integrates sensitively with the existing building whilst minimising visual impact.

4.8. The design achieves a balanced, contemporary addition that is both sympathetic to the existing building and functionally adaptable for year-round use, thereby enhancing the quality and utility of the development whilst respecting the established architectural character.

4.9. A portion of green roof will be lost to facilitate the development of the roof terrace. To offset habitat loss and uplift BNG value of the site, additional areas of green roof are to be created.

4.10. Please see the supporting Design and Access Statement, Proposed Drawings and Biodiversity Net Gain Design Stage Assessment for further context.

5. Planning Policy Context

5.1. When determining any planning application, the relevant authorities (in this case Manchester City Council) are under a statutory obligation, as imposed by Section 54a of the Town and Country Planning Act, repeated in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to make their determination in accordance with the development plan unless material considerations indicate otherwise.

5.2. The Levelling Up and Regeneration Act 2023 amended section 38 of the Planning and Compulsory Purchase Act to add that regard must be given to the National Development Management Policies (NDMPs) and that where there is a conflict between development plan policies and NDMPs, 'the conflict must be resolved in favour of the national development policy'.

5.3. As yet, NDMPs have not been published for consultation and have not been adopted. The principal Development Plan documents against which planning applications for development in Manchester are considered currently comprise the following:

- Manchester Unitary Development plan 'saved' policies (1995)
- Manchester Core Strategy (2012)
- Places for Everyone Development Plan Document (2024)

5.4. Other material considerations will include the National Planning Policy Framework (2024) and supplementary planning guidance.

Local Planning Policy

Manchester Unitary Development Plan 'saved' Policies (1995)

5.5. The following saved policies of the UDP are considered to be of relevance to the proposed development:

DC26. Development and Noise

5.6. Policy DC 26.1 sets out that the Council intends to reduce the impact of noise on people living, working or visiting the city by considering the effect of new proposed developments which may generate noise as well as consider new development that will be exposed to noise sources.

5.7. Policy DC26.4 explains that where a new proposal may generate potentially unexpected levels of noise, the Council will require the applicant to provide an assessment of the likely impact and the mitigation measures that will be put in place to deal with any noise impact.

Manchester Core Strategy (2012)

5.8. The following policies of the Core Strategy are considered to be of relevance to the proposed development:

5.9. Policy SP1: Spatial Principles sets out that '*development in all parts of the city should:*

- *Make a positive contribution to neighbourhoods of choice including:-*
- *creating well designed places that enhance or create character.*

- *making a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
- *protect and enhance the built and natural environment.*
- *Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.*
- *Improve access to jobs, services, education and open space by being located to reduce* the need to travel and provide good access to sustainable transport provision.'

5.10. Policy CC 6: City Centre High Density Development sets out that '*City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City'.*

5.11. Policy CC8: Change and Renewal set out that '*developments which make significant contributions to the City Centre's role in terms of employment and retail growth, or which improve the accessibility and legibility of the Centre will be supported. … The Council will also provide appropriate support including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester*'.

5.12. Policy EN1: Design Principles and Strategic Character Areas explains that all '*development will be expected to follow the seven principles of urban design… and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised…. Design and Access Statements must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City.'*

5.13. Policy DM1: Development Management sets out that development should have regard to specific issues including:

- *'Appropriate siting, layout, scale, form, massing, materials and detail*
- *Impact on the surrounding areas in terms of the design, scale and appearance*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation*
- *Buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space.*
- *Refuse storage and collection'.*

Place For Everyone

5.14. The Places for Everyone (PfE) is a joint development plan for Manchester City Council and eight other Greater Manchester authorities. The plan was adopted in March 2024 and is part of

Manchester's development plan. The PfE sets out a framework for planning and development in the area until 2039.

5.15. The following policies are considered to be of relevance:

5.16. **Policy JP-Strat2: City Centre** sets out that '*the City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded'*.

5.17. **Policy JP-J3: Office Development** '*At least 2,019,000 sqm of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on: 1. The City Centre, accounting for more than half of all new office floorspace in the sub-region and taking advantage of existing and proposed public transport connectivity, including the proposed new Northern Powerhouse Rail links which will further enhance its position as the premier office location outside London'…'The refurbishment of existing office accommodation will be encouraged including improving standards of accessibility, in accordance with Part M (Volume 2) Building Regulations*'.

National Planning Policy

5.18. The revised NPPF was published on 12th December 2024 and contains the national planning policy for England.

5.19. At the heart of the NPPF is a presumption in favour of sustainable development, it also states applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.20. The following policies are considered to be of relevance to the proposal.

5.21. NPPF paragraph 11 is clear that in decision making:

- *'Development proposals are approved with an up-to-date development plan without delay;*
- *Where there are no relevant development plans or the policies which are most important are out of date, permission should be granted unless:*
    - *The application of policies in this Framework that protect area or assets of particular importance provides a clear reason for refusing the development proposed;*
    - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.'*

5.22. NPPF paragraph 12 states that '*The presumption in favour of sustainable does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up to date development plan (Including any neighbourhood plans…) permission should not usually be granted. Local planning authorities may take decisions that depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should be not followed.'*

5.23. Section 6 'Building a strong, competitive economy' sets out at paragraph 85 that '*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development…'.*

5.24. Section 12 'Achieving well designed places' paragraph 131 explains that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*

5.25. Paragraph 139 follows on stating that '*Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

6. Planning Considerations

6.1. The proposed roof terrace and associated rooftop plant represents a carefully considered addition that enhances the functionality and long-term viability of the building whilst preserving its established visual character and relationship with the surrounding context.

Principle of Development

The proposal seeks to extend an existing office building at roof level through the addition of a roof terrace and associated facilities. The principle of enhancing and improving existing commercial buildings within the City Centre is supported by the Development Plan, particularly Core Strategy Policy CC8 and Places for Everyone Policy JP-J3, which encourage the refurbishment and enhancement of existing office accommodation to improve standards and competitiveness. The efficient use of existing built assets without increasing the building's footprint aligns with sustainable development principles set out in Core Strategy Policy SP1 and the NPPF. The principle of development is therefore acceptable and accords with local and national planning policy objectives.

Design

6.2. The terrace incorporates a curtain wall system featuring black anodised aluminium mullions and cappings with vertical emphasis, providing durability and visual consistency with the building's material palette. Two louvred pergola structures are positioned on either side of the internal terrace area, featuring adjustable louvres that control sunlight penetration, provide shade, enable ventilation, and offer weather protection. The lightweight aluminium construction minimises structural load and visual impact on the existing building.

6.3. The design has been developed to integrate sensitively with the existing structure, ensuring minimal visual impact whilst contributing positively to the character and usability of the building, in accordance with Core Strategy Policy EN1 and Policy DM1 by demonstrating appropriate materials, design quality, and provision of adequate amenity space.

Visual Impact and Streetscape

6.4. Due to its set-back position at roof level, the proposed terrace will not be visible from street level when viewed from the north elevation and will therefore have no material impact on the existing streetscape or visual character of the area. The design has been deliberately developed to ensure that the terrace sits discreetly within the building's envelope, avoiding prominence in key public views.

6.5. Only a very limited portion of the glazed balustrade may be perceptible from certain oblique vantage points. This element has been specified as a lightweight, transparent component to minimise its visual presence. The terrace comprises black anodised aluminium cladding with folded detailing, complementing the existing terracotta-toned anodised aluminium façade. The darker anodised finish reduces visual prominence against the skyline, maintaining the hierarchy of the principal elevation.

6.6. As a result, the proposal preserves the established appearance of the north elevation whilst introducing a subtle and high-quality architectural addition that does not detract from the

surrounding context. This approach aligns with Core Strategy Policy EN1 and Policy DM1 by demonstrating appropriate siting, scale, materials and minimal impact on surrounding areas, whilst reflecting NPPF paragraph 139 through design that fits with the overall form and character of its surroundings.

Functional and Economic Benefits

6.7. The proposed addition has been carefully considered to enhance both the functionality and long-term viability of the property. High-quality amenity space is a key factor in attracting and retaining tenants, and the introduction of a well-designed outdoor terrace will significantly improve the building's offering.

6.8. The terrace will provide valuable breakout space, supporting employee wellbeing, informal meetings, and flexible working patterns all of which are now widely recognised as essential components of modern workplace design. The intervention makes efficient use of previously underutilised roof space, delivering a clear uplift in value without increasing the building's footprint or impacting on surrounding land uses.

6.9. These benefits accord with Core Strategy Policy SP1 by making a positive contribution to the health, safety and wellbeing of occupants and ensuring efficient use of existing built resources. The proposal supports Policy CC8 and Places for Everyone Policy JP-J3 by enhancing the quality and competitiveness of existing office accommodation, directly contributing to the City Centre's role in employment growth. Significant weight should be afforded to these economic benefits in accordance with NPPF paragraph 85, which emphasises the need to support economic growth and productivity.

Noise

6.10. A Noise Impact Assessment has been prepared by Spectrum Acoustic Consultants to support the application.

6.11. The assessment concludes that noise from proposed mechanical services plant within the existing rooftop compound would result in levels significantly below existing background noise levels at the nearest receptors and would not give rise to adverse noise impact. Predicted noise levels comply with Manchester City Council's Planning and Noise Technical Guidance (October 2022) and relevant WHO guideline values, with no additional mitigation required for mechanical services.

6.12. Noise from rooftop terrace activities has been assessed and demonstrates compliance with applicable criteria when considered over a typical year, with no material change to or adverse effect on the existing noise environment.

6.13. The Noise Impact Assessment aligns with UDP Policy DC26 by providing a comprehensive assessment of likely noise impact and demonstrating that the proposal will not result in adverse effects on nearby receptors. The assessment addresses Core Strategy Policy DM1 requirements regarding effects on amenity, including noise impacts on surrounding areas. The proposed mitigation measures for amplified music demonstrate compliance with Policy SP1 by considering the health, safety and wellbeing of residents in the surrounding area. The assessment satisfies Manchester City Council's Planning and Noise Technical Guidance requirements, ensuring the development is acceptable in accordance with local policy frameworks.

Biodiversity Net Gain

6.14. A Biodiversity Net Gain Design Stage Assessment and its associated metric have been submitted in support of the application.

6.15. The assessment has been undertaken using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units for the site. The baseline assessment identified a small parcel of 'other green roof' comprising low-growing sedum species and developed land with sealed surfaces. The proposals involve the conversion of a portion of green roof to recreational terrace whilst creating additional areas of green roof on previously sealed surfaces.

6.16. The proposed development produces a net gain of 0.02 area habitat units, representing an 80.13% increase in biodiversity value. This exceeds the mandatory 10% Biodiversity Net Gain requirement. The trading rules have been met for all habitat types present, and no off-site mitigation is necessary to meet local and national planning requirements.

6.17. The Biodiversity Net Gain Assessment aligns with Places for Everyone Policy JP-G8 which requires development to follow the mitigation hierarchy and achieve a measurable net gain in biodiversity of no less than 10%. The assessment demonstrates compliance with Core Strategy Policy EN15 by identifying and implementing opportunities to create new biodiversity onsite. The proposal accords with the mandatory Biodiversity Net Gain requirements set out in Schedule 7A of the Town and Country Planning Act 1990 and NPPF paragraphs 187 and 192, which emphasise the need to provide net gains for biodiversity and pursue opportunities for securing measurable net gains. The proposal therefore satisfies national and local policy requirements for biodiversity enhancement.

Lighting

6.18. A Lighting Strategy has been prepared by Flatt Consulting. The proposed lighting design mitigates obtrusive light through careful luminaire selection, positioning, and appropriate light intensity levels in accordance with lighting design guidance. LED lamps in the 3000K range reduce ecological impact, whilst luminaires with no upward light components prevent sky glow. Centralised lighting control systems enable dimming in sensitive areas during post-curfew times. The design complies with ILP Guidance Note 01/20 illuminance limits to ensure light pollution is mitigated into adjacent properties. Horizontal and vertical illuminance contour plans and luminaire specifications will be provided to demonstrate compliance.

6.19. It is considered that the lighting strategy aligns with Core Strategy Policy DM1 by addressing effects on amenity, including light pollution to surrounding areas. The use of LED technology, dimming controls, and careful luminaire specification demonstrates efficient use of natural resources in accordance with Policy SP1. The mitigation measures protect the built and natural environment whilst considering the wellbeing of residents and minimising environmental impacts, supporting the sustainable development principles set out in the Development Plan and the NPPF.

Conclusion

6.20. The proposed roof terrace aligns with local and national planning policy objectives by delivering economic benefits through enhanced office accommodation, demonstrating high-quality design that respects local character, making efficient use of existing built resources, and supporting employee wellbeing through valuable amenity space. The proposal preserves the established

streetscape whilst contributing positively to the functionality and sustainability of the building in accordance with the Development Plan and the NPPF.

7. Conclusions

7.1. The proposed development is described in the application as follows:

> *'Full Planning Permission for Installation of New Roof Terrace and Associated Rooftop Plant'*

7.2. The proposed works at One Tony Wilson Place represents a high-quality addition that delivers economic and functional benefits whilst preserving the established visual character of the building and surrounding area.

7.3. The proposal accords with Manchester Core Strategy Policy SP1 by making a positive contribution to the health, safety and wellbeing of building occupants through the provision of amenity space that supports employee wellbeing and flexible working patterns. The efficient use of previously underutilised roof space demonstrates sustainable use of existing built resources without increasing the building's footprint.

7.4. The development supports Core Strategy Policy CC8 and Places for Everyone Policy JP-J3 by enhancing the quality and competitiveness of existing office accommodation within the City Centre, directly contributing to employment growth and economic vitality.

7.5. The proposal aligns with Core Strategy Policy EN1 and Policy DM1 through appropriate siting, scale and materials. The set-back position ensures the terrace will not be visible from street level when viewed from the north elevation, preserving the established streetscape. The black anodised aluminium cladding complements the existing façade whilst maintaining visual hierarchy.

7.6. The proposal complies with UDP Policy DC26 and Core Strategy Policy DM1. The Noise Impact Assessment demonstrates that noise from mechanical services and terrace activities will not result in adverse effects on nearby receptors.

7.7. The Lighting Strategy addresses Policy DM1 requirements by mitigating obtrusive light through careful luminaire selection, LED technology, and compliance with ILP Guidance Note 01/20 illuminance limits, protecting residential amenity whilst minimising environmental impacts in accordance with Policy SP1.

7.8. The Biodiversity Net Gain Assessment demonstrates that the proposal achieves an 80.13% net gain in biodiversity, significantly exceeding the mandatory 10% requirement, with no off-site mitigation necessary. This accords with Places for Everyone Policy JP-G8, Core Strategy Policy EN15, and NPPF requirements for measurable biodiversity enhancement.

7.9. The proposal responds to NPPF paragraph 85, which states that significant weight should be placed on the need to support economic growth and productivity. The enhancement of existing office accommodation addresses evolving workplace requirements and supports the competitiveness of Manchester's office market.

7.10. The development complies with NPPF Section 12 and paragraph 139 by reflecting local design policies through careful integration with the existing building's architectural character. The design fits with the overall form and layout of its surroundings whilst delivering a high-quality addition that enhances the building's sustainability.

7.11. The proposal represents sustainable economic development that accords with the Development Plan when read as a whole and complies with national planning policy. It delivers substantial benefits with no adverse impacts identified. In accordance with the statutory presumption and the NPPF presumption in favour of sustainable development, planning permission should be granted.

7.12. The information submitted with this application is considered sufficient to determine the proposals, which are acceptable in this location and accord with adopted local and national planning policy.

We can support you with expert advice that reflects your business needs and priorities

Yvette Black
Associate Planner
Yvette.black@jll.com
+44 (0)161 828 6420

Clarissa Forshaw-Murphy
Planner
Clarissa.Forshaw-Murphy@jll.com
+44 (0) 161 828 6467

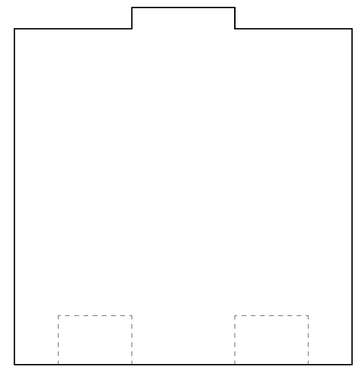
About JLL

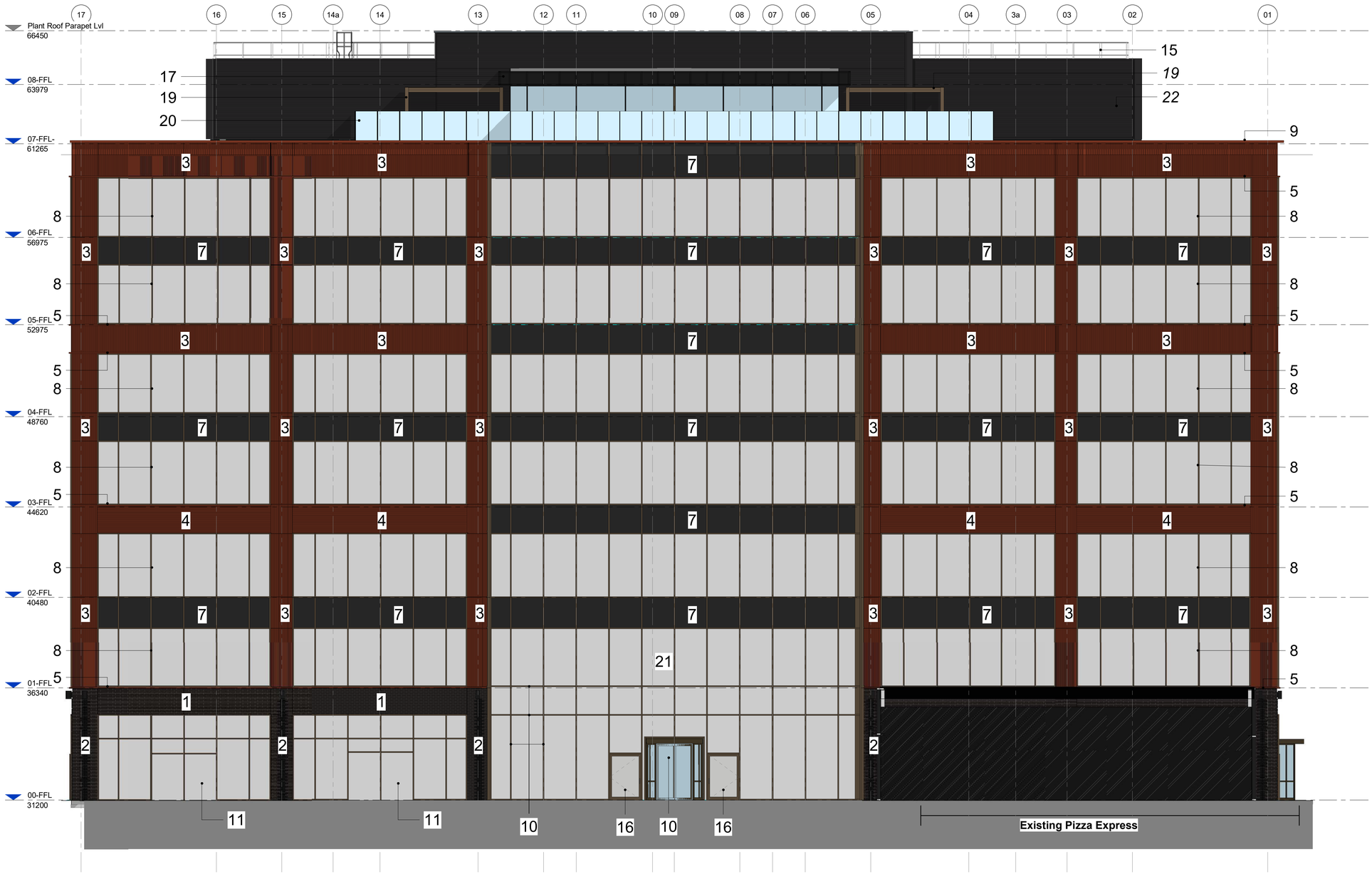
JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of $16.6 billion in 2020, operations in over 80 countries and a global workforce of more than 91,000 as of March 31, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

Notes :
1. This drawing should not be scaled, figured dimensions only to be taken
2. should any discrepancies be found with this drawing, please inform this office.
3. Copyright of this drawing is owned by JM Architects.

Structural information indicative only. To be confirmed by Structural Engineer.

1:100
2m 0m 2m 4m 6m 8m 10m





Materials Key:

Previous Application:
1. New Black Brick
2. New Black Glazed Brick Detail
3. New Vertical Ribbed Anodised Aluminium Rainscreen Cladding
4. New Horizontal Ribbed Anodised Aluminium Rainscreen Cladding
5. New Anodised Aluminium Cill
6. New Flat Anodised Aluminium Rainscreen Cladding
7. New Black Glass Spandrel Panel
8. New Anodised Aluminium Curtain Wall Cappings
9. New Anodised Aluminium Parapet Cappings
10. Refurbished Anodised Aluminium And Glass Revolving Door
11. New Glazed Entrance Door
12. New Anodised Aluminium Vertical Fin Detail
13. Refurbished Anodised Aluminium Louvre
14. New Louvre
15. New Handrail
16. Refurbished Doors

Roof Terrace Application:
17. New Anodised Aluminium Rainscreen Cladding
18. New Curtain Wall
19. New Freestanding Pergola
20. New Glazed Balustrade

Existing:
21. Existing Glazing Retained
22. Existing Plant Room Screen
23. Existing Dry Riser

Revision P01 was issued as part of planning application reference 142576/FO/2025.
Revision P02 acts as further development of the design already approved.

Rev	Description	Date	Drn By	Chk By
P03	Client name revised	2026.04.23	AK	SK
P02	Issued for Planning	2026.04.22	AK	SK
P01	Issued for Planning	2025.03.11	SS	SK

jmarchitects
3A | 54 Princess Street
Manchester
M1 6HS
T : 0161 200 6300
man@jmarchitects.net
www.jmarchitects.net

Project
One Tony Wilson Place

Title
Proposed North Elevation

Client
Ralion Property II Limited

Purpose :
For Planning

Scale :
1:100 @ A1

Drawing Number
Project - Originator - Volume - Level - Type - Role - Class&Number
7124-JMA-01-ZE-DR-A-PL0002

Status
S4

Revision
P03

JMA Project Number
7124

Version: 00.00.13

TMT Commercial Contractors Ltd, Kingfisher
Court, Yew Street, Stockport, SK4 2HG

Commercial Build and
Refurbishment Specialists

Appendix 3 – Photographic Survey

TWP : EXTERNAL SURVEY CONDITION

1 TONY WILSON PLACE

Thursday, 28 May 2026

108 Issues Identified



Issue 1

Assignee Block 1

Cracked paving flag



Issue 1

Assignee Block 1

Chipped paving stone



Issue 1

Assignee Block 1

Cracked paving stone



Issue 1

Assignee Block 1

Gravel section missing



Issue 1

Assignee Block 1

General high quality photo of the block



Issue 2

Assignee Block 2

Chipped paving stone



Issue 2

Assignee Block 2

Chipped paving stone



Issue 2

Assignee Block 2

Chipped paving stone



Issue 2

Assignee Block 2

High quality photo of block



Issue 3

Assignee Block 3

Chipped paving stone



Issue 3

Assignee Block 3

Chipped paving stone



Issue 3

Assignee Block 3

High quality photo of block



Issue 4

Assignee Block 4

Chipped paving stone



Issue 4

Assignee Block 4

Chipped paving stone



Issue 4

Assignee Block 4

Cracked paving stone



Issue 4

Assignee Block 4

Cracked paving stone



Issue 4

Assignee Block 4

High quality photo of block



Issue 4

Assignee Block 4

High quality photo of block



Issue 5

Assignee Block 5

Eco drain blocked



Issue 5

Assignee Block 5

Chipped paving stone



Issue 5

Assignee Block 5

Chipped paving stone



Issue 5

Assignee Block 5

Fixing



Issue 5

Assignee Block 5

Chipped paving stone



Issue 5

Assignee Block 5

Chipped paving stone



Issue 5

Assignee Block 5

Chipped paving stone



Issue 5

Assignee Block 5

High quality photo of block



Issue 6

Assignee Block 6

Chipped paving stone



Issue 6

Assignee Block 6

Cracked paving stone



Issue 6

Assignee Block 6

Cracked paving stone



Issue 6

Assignee Block 6

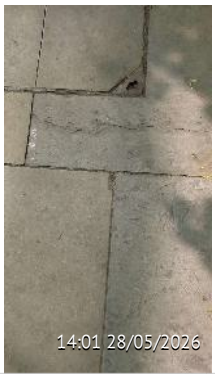
High quality photo of block



Issue 7

Assignee Block 7

Cracked paving stone



Issue 7

Assignee Block 7

Chipped paving stone



Issue 7

Assignee Block 7

Chipped paving stone



Issue 7

Assignee Block 7

Chipped flag stone



Issue 7

Assignee Block 7

Chipped paving stone



Issue 7

Assignee Block 7

High quality photo of block



Issue 8

Assignee Block 8

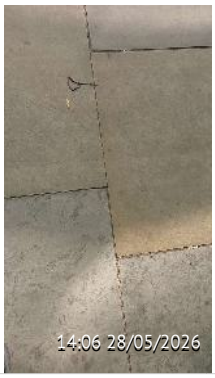
Chipped paving stone



Issue 8

Assignee Block 8

Chipped paving stone



Issue 8

Assignee Block 8

Chipped paving stone



Issue 8

Assignee Block 8

Chipped paving stone



Issue 8

Assignee Block 8

Chipped paving stone



Issue 8

Assignee Block 8

Chipped paving stone



Issue 8

Assignee Block 8

Chipped paving stone



Issue 8

Assignee Block 8

Cracked paving stone



Issue 8

Assignee Block 8

High quality photo of block



Issue 9

Assignee Block 9

Chipped paving stone



Issue 9

Assignee Block 9

Chipped paving stone



Issue 9

Assignee Block 9

Chipped/cracked paving stone



Issue 9

Assignee Block 9

Chipped flag stone



Issue 9

Assignee Block 9

Chipped paving stone



Issue 10

Assignee Block 10

Chipped paving stone



Issue 10

Assignee Block 10

Chipped paving stone



Issue 10

Assignee Block 10

Fixing



Issue 10

Assignee Block 10

Chipped flag stone



Issue 10

Assignee Block 10

Cracked paving stone



Issue 11

Assignee Block 11

Chipped paving stone



Issue 11

Assignee Block 11

Chipped paving stone



Issue 11

Assignee Block 11

Chipped paving stone



Issue 11

Assignee Block 11

High quality photo of block



Issue 12

Assignee Block 12

Chipped flag stone



Issue 12

Assignee Block 12

Chipped flag stone



Issue 12

Assignee Block 12

Chipped paving stone



Issue 12

Assignee Block 12

Chipped paving stone



Issue 12

Assignee Block 12

Fixing



Issue 12

Assignee Block 12

Chipped paving stone



Issue 12

Assignee Block 12

Chipped paving stone



Issue 12

Assignee Block 12

Chipped flag stone



Issue 12

Assignee Block 12

High quality photo of block



Issue 13

Assignee Block 13

Chipped flag stone



Issue 13

Assignee Block 13

Chipped flag stone



Issue 13

Assignee Block 13

Seating Block to be removed



Issue 13

Assignee Block 13

Chipped flag stone



Issue 13

Assignee Block 13

Chipped paving stone



Issue 13

Assignee Block 13

Chipped/cracked paving stone



Issue 13

Assignee Block 13

High quality photo of block



Issue 14

Assignee Block 14

Chipped paving stone



Issue 14

Assignee Block 14

Chipped flag stone



Issue 14

Assignee Block 14

Chipped paving stone



Issue 14

Assignee Block 14

Chipped paving stone



Issue 14

Assignee Block 14

High quality photo of block



Issue 15

Assignee Block 15

Chipped flag stone



Issue 15

Assignee Block 15

Light has water ingress



Issue 15

Assignee Block 15

High quality photo of block



Issue 16

Assignee Block 16

Chipped paving stone



Issue 16

Assignee Block 16

Chipped paving stone



Issue 16

Assignee Block 16

High quality photo of block



Issue 17

Assignee Block 17

Chipped paving stone



Issue 17

Assignee Block 17

Chipped paving stone



Issue 17

Assignee Block 17

Chipped paving stone



Issue 17

Assignee Block 17

Chipped paving stone



Issue 17

Assignee Block 17

Cracked paving stone



Issue 17

Assignee Block 17

Chipped paving stone



Issue 17

Assignee Block 17

High quality photo of block



Issue 20

Assignee Block 20

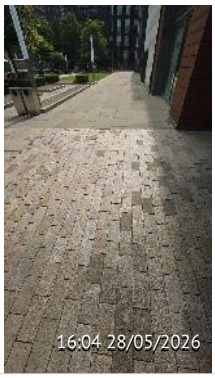
Cracked paving stone



Issue 20

Assignee Block 20

Gravel paving lifting



Issue 19

Assignee Block 19

Clear nothing to report



Issue 21

Assignee Block 21

Chipped flag stone



Issue 21

Assignee Block 21

Cracked paving stone



Issue 21

Assignee Block 21

High quality photo of block



Issue 22

Assignee Block 22

Chipped flag stone



Issue 22

Assignee Block 22

Cracked paving stone



Issue 22

Assignee Block 22

Chipped flag stone



Issue 22

Assignee Block 22

High quality photo of block



Issue 23

Assignee Block 23

Pertuding paving stone



Issue 23

Assignee Block 23

Chipped flag stone



Issue 23

Assignee Block 23

Gravel paving lifting



Issue 23

Assignee Block 23

High quality photo of block



Issue 24

Assignee Block 24

Clear nothing to report

63A TEMPORARY POWER ESTATES

4000mm WIDE DOUBLE GATE

GOODS ENTRANCE

REMOVE ESTATES LIGHTING COLUMN AND REINSTATE ON COMPLETION OF WORKS - TEMPORARY LIGHTING TO BE PROVIDED ON SCAFFOLD TO SERVE TONY WILSON PLACE

SITE ENTRANCE GATE

SITE ENTRANCE

SCAFFOLDING OVER PIZZA EXPRESS SHOWN IN PINK HATCH PROJECTS 2000mm FROM BUILDING FACADE

HOIST POSITION 2050mm x 1900mm

EXISTING EMERGENCY ESCAPE FROM PIZZA EXPRESS

TEMPORARY LIGHTING TO BE INSTALLED TO OUTSIDE OF HOARDING LINE TO PROVIDE WALKWAY ILLUMINATION

EMERGENCY ESCAPE DOOR

EXISTING TREES AND SHRUBBERY TO BE MAINTAINED AND PROTECTED BY TMT THROUGHOUT DURATION OF WORKS

EXISTING TEMPORARY ESTATES POWER - REMOVE AND RELOCATE

EMERGENCY ESCAPE DOOR

EMERGENCY ESCAPE DOOR

HOARDING BALLAST BLOCKS FIXED INTERNALLY TO SUPPORT HOARDING. TOTAL DEPTH OF HOARDING AND BALLAST 1050mm

EMERGENCY ESCAPE DOOR

SCAFFOLD LINE 2000mm FROM BUILDING FACADE

HOIST POSITION 2050mm x 1900mm

BIKE RACKS RETAINED AND USEABLE

EMERGENCY ESCAPE DOOR

REMOVE ACCESS RAMP, BOLLARD AND STONE BENCH - REINSTATE ON COMPLETION

GOODS ENTRANCE 4m WIDE GATES

EMERGENCY ESCAPE DOOR

WASTE AND MATERIALS ROUTE

PLOT 10A

NOTES:

© TMT 2021

Copyright of this drawing is vested in the Contractor and it must not be copied or reproduced without consent.

All dimensions are in Millimeters (mm) unless indicated. Contractor to check all dimensions prior to commencing work onsite & adopt responsibility for dimensional accuracy prior to works.

Drawing to be read in conjunction with all relevant information. Any discrepancies found between information on this drawing, given elsewhere or recorded onsite shall be reported to the Contractor immediately.

DO NOT SCALE FROM THIS DRAWING...
If unsure ask!

PROPOSED HOARDING LINE

Pizza Express Elevation

rev.	description.	by.	checked.	date.
C04	LOGISTICS PLAN UPDATED - HOARDING	UR	GH	09.06.26
C03	LOGISTICS PLAN UPDATED - HOARDING DIMS ADDED CORNER DOG LEG AMENDED	MR	GH	28.05.26
C02	LOGISTICS PLAN UPDATED - PHASE 1	MR	GH	22.05.26
C01	LOGISTICS PLAN	UR	GH	14.05.26

client logo: Oval

client: OVAL

project: TONY WILSON PLACE

stage: CONSTRUCTION

drawing title: LOGISTICS PLAN 3 - PHASE 1

drawing no.	date	scale	rev.
26012-TMT-EXT-DR-A-91104	09.06.26	1:250 @ A1	C04

TMT

TMT Group
Kingfisher Court,
Yew Street,
SK4 2HG

TWP - EXTENDED HOARDING SURVEY

Thursday, 04 June 2026

18 Issues Identified



Issue 1



Issue 2



Issue 3



Issue 4



Issue 5



Issue 6



Issue 7



Issue 8



Issue 9



Issue 10



Issue 11



Issue 12



Issue 13



Issue 14



Issue 15



Issue 16



Issue 17



Issue 18

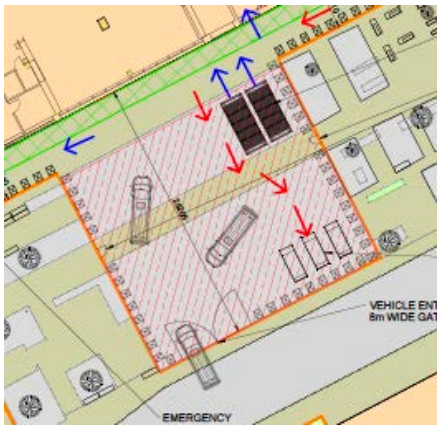
JAMES GRIGOR SQUARE

Existing Schedule of Condition

3rd September 2026

GENERAL VIEW OF AREA





ROADSIDE PAVEMENT

W-E Veiw along adjacent walkway. Note missing areas of pointing generally to paver joints and along back edge of kerbing. Note areas of gum staining and general condition.



E-W Veiw along adjacent walkway. Note missing areas of pointing generally to paver joints and along back edge of kerbing. Note areas of gum staining and general condition.



Note staining / damage to stone furniture to W end of roadside pavement.



Note areas of existing kerb / paving damage generally.






CENTRAL PAVING SECTION

W-E Veiw along walkway. Note missing areas of pointing generally to paver joints. Note areas of gum staining and general condition.



E-W Veiw along walkway. Note missing areas of pointing generally to paver joints. Note areas of gum staining and general condition.



Showing areas of missing pointing and staining generally.



Showing areas of missing pointing and staining generally.





Areas of existing damage / chipped pavers.







EXISTING LIGHTING COLUMNS

Photos showing existing condition. To be protected and retained throughout lease period. Note loose caps, moss growth, and staining/marks to diffusers.



Photos showing existing condition. To be protected and retained throughout lease period. Note loose caps, moss growth, and staining/marks to diffusers.









EXISTING SIGNAGE

To be reinstated in same position on completion of lease.





EXISTING KNEEHIGH RAIL

To be reinstated on completion of lease. Note general condition prior to removal.












CCTV in operation







TURFED AREA PERIMETER KERBING

Note general condition and misalignment of individual isolated kerbs.



TURFED AREA

Note general existing condition.













TWP - PLOT 10A - SURVEY

Thursday, 04 June 2026

32 Issues Identified



Issue 1



Issue 2



Issue 3



Issue 4



Issue 5



Issue 6

Cracked man hole cover



Issue 7



Issue 8



Issue 9



Issue 10



Issue 11



Issue 12



Issue 13



Issue 14



Issue 15



Issue 16



Issue 17



Issue 18



Issue 19



Issue 20



Issue 21



Issue 22



Issue 23



Issue 24



Issue 25



Issue 26



Issue 27



Issue 28



Issue 29



Issue 30



Issue 31



Issue 32

TWP : Schedule Of Condition Access Route

Monday, 08 June 2026

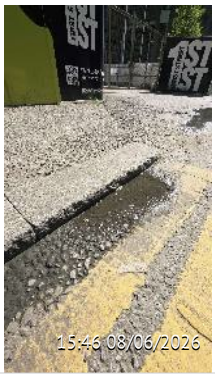
13 Issues Identified



Issue 1



Issue 2



Issue 3



Issue 4



Issue 5



Issue 6



Issue 7



Issue 8



Issue 9



Issue 10



Issue 11



Issue 12



Issue 13