

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Creation of a mixed use development comprising three separate components: an office building of up to 18 storeys (Use Class E (g)) with ground floor commercial, leisure, food and drink uses (All Use Class E (g)) and/ or drinking establishment (Sui Generis) with rooftop plant and roof top amenity; a residential building up to 37 storeys (Use Class C3a) with roof top plant level, basement car and cycle parking; and a residential building up to 49 storeys (Use Class C3) with ground floor commercial, leisure, food and drink uses (Use Class E) and/ or drinking establishment (Sui Generis), roof top plant level, basement cycle parking, together with landscaping and public realm, drainage, sub-station, servicing and access arrangements, surface car parking for 7 cars, highway alterations and other associated works following demolition of the existing building complex.

Location:

Albert Bridge House Bridge Street Manchester M3 5AH

Application reference:

143164/FO/2025

Applicant:

Oval Real Estate Ltd Oval Real Estate Ltd

Date of application:

19 June 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

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: (a) Dwgs 0476-SEW-ZZ-ZZ-DR-A-PL0000 P1 SITE BOUNDARY & LOCATION PLAN; (b) Dwg 0476-SEW-ZZ-ZZ-DR-A-PL0001 P1 DEMOLITION PLAN; (c) Dwgs 0476-SEW-ZZ-B1-DR-A-PL0999 P1 GA PLAN - BASEMENT LEVEL, 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00, 0476-SEW-ZZ-01-DR-A-PL1001 P1 GA PLAN - LEVEL 01, 0476-SEW-ZZ-02-DR-A-PL1002 P1 GA PLAN - LEVEL 02 (TYPICAL FLOOR), 0476-SEW-BB-ZZ-DR-A-PL1122 P2 BLOCK B FLOOR TYPE C, 0476-SEW-CC-ZZ-DR-A-PL1162 P1

BLOCK C GA PLAN - LEVEL 02 - TYPICAL, 0476-SEW-AA-ZZ-DR-A-PL1102 P2
BLOCK A FLOOR TYPE D, 0476-SEW-AA-04-DR-A-PL1103 P2 BLOCK A FLOOR
TYPE C, 0476-SEW-AA-08-DR-A-PL1104 P2 BLOCK A FLOOR TYPE B, 0476-
SEW-AA-12-DR-A-PL1105 P2 BLOCK A FLOOR TYPE A, 0476-SEW-AA-36-DR-A-
PL1106 P1 BLOCK A GA PLAN - LEVEL 36, 0476-SEW-BB-05-DR-A-PL1123 P2
BLOCK B FLOOR TYPE A, 0476-SEW-BB-08-DR-A-PL1124 P2 BLOCK B GA
PLAN - BLOCK B FLOOR TYPE B, 0476-SEW-BB-48-DR-A-PL1125 P1 BLOCK B
GA PLAN - LEVEL 48, 0476-SEW-ZZ-50-DR-A-PL1050 P2 LEVEL ROOF SITE
WIDE, 0476-SEW-ZZ-32-DR-A-PL1032 P1 Level 32 SITE WIDE, 0476-SEW-ZZ-32-
DR-A-PL1040 P1 Level 40 SITE WIDE and 0476-SEW-CC-18-DR-A-PL1163 P1
Block C Level 18; (d) Dwgs 0476-SEW-CC-ZZ-DR-A-PL1354 P1 BLOCK C GA
ELEVATIONS - NORTH WEST & NORTH EAST, 0476-SEW-CC-ZZ-DR-A-PL1353
P1 BLOCK C GA ELEVATIONS - SOUTH EAST & SOUTH WEST, 0476-SEW-BB-
ZZ-DR-A-PL1322 P1 BLOCK B GA ELEVATIONS - SOUTH & WEST and 0476-
SEW-BB-ZZ-DR-A-PL1321 P1 BLOCK B GA ELEVATIONS - NORTH & EAST; (e)
Dwgs 0476-SEW-BB-ZZ-DR-A-PL2312 P1 BUILDING B - ROOF LEVEL BAY
STUDY, 0476-SEW-BB-ZZ-DR-A-PL2311 P1 BUILDING B - GROUND LEVEL BAY
STUDY, 0476-SEW-BB-ZZ-DR-A-PL2310 P1 BUILDING B - TYPICAL BAY STUDY,
0476-SEW-AA-ZZ-DR-A-PL2303 P1 BUILDING A - ROOF LEVEL BAY STUDY,
0476-SEW-AA-ZZ-DR-A-PL2302 P1 BUILDING A - GROUND LEVEL BAY STUDY,
0476-SEW-AA-ZZ-DR-A-PL2301 P1 BUILDING A - TYPICAL BAY STUDY, 0476-
SEW-CC-ZZ-DR-A-PL2323 P1 BLOCK C - BAY STUDY - MAIN ENTRANCE, 0476-
SEW-CC-ZZ-DR-A-PL2322 P1 BLOCK C - BAY STUDY - BOH & CYCLE
ENTRANCE, 0476-SEW-CC-ZZ-DR-A-PL2321 P1 BLOCK C - BAY STUDY -
NORTH WEST ELEVATIONS and 0476-SEW-CC-ZZ-DR-A-PL2320 P1 and
BLOCK C - BAY STUDY - SOUTH WEST ELEVATIONS; (f) SITE SECTION 2 -
ALIGNED TO RIVER - CUTTING BLOCK A & B, SITE SECTION 1 - ALIGNED TO
BRIDGE STREET - CUTTING BLOCK A & C; (g) Dwgs 0476-SEW-ZZ-ZZ-DR-L-
PL0100_P2, 0476-SEW-ZZ-50-DR-A-PL1050_P2, 0476-SEW-ZZ-01-DR-A-
PL1001_P2 and 0476-SEW-ZZ-00-DR-A-PL1000_P2. (h) Supporting Traffic
Management documents 086313-CUR-XX-XX-T-TP-00005-P02_RSA DTR, 86313-
CUR-XX-00-D-TP-75001-P06_ACCESSARRANGEMENT and 086313-CUR-XX-
XX-T-TP-00003-P04_WMS all by Curtins and Stage 1 Road Safety Audit bt The
Safety Forum all received by the City Council on 29-09-25 (i) Movement and Access
Section of Design and Access Statement by Studio Egret West received by the City
Council, as Local Planning Authority, on 10/06/25; (j) Area Schedule by Studio Egret
West received by the City Council, as Local Planning Authority, on 10/06/25;
(k) Albert Bridge House Flood Risk Assessment May 2025 by akt II received by the
City Council, as Local Planning Authority, on 10/06/25; Soiltechnics Tier 1
Preliminary Risk Assessment and Ground Investigation Report Proposed Mixed-Use
Development Albert Bridge House, Manchester May 2025, received by the City
Council, as Local Planning Authority, on 10/06/25; (l) Drainage Strategy Report
prepared by AKT II, May 2025 received by the City Council, as Local Planning
Authority, on 10/06/25; (m) Albert Bridge House. Manchester. Oval Real Estate.
ACOUSTICS ENVIRONMENTAL NOISE SURVEY REVISION 01 - 24 MARCH
2025 by Hoare Lea received by the City Council, as Local Planning Authority, on
10/06/25; (n) Albert Bridge House, Manchester Waste Management Strategy by
Curtins Ref: 086313-CUR-XX-XX-T-TP-00003 Revision: Issue Date: P03 06 June
2025 received by the City Council, as Local Planning Authority, on 10/06/25; (o)
Crime Impact Statement Albert Bridge House, 1 Bridge Street, Version B 29/05/25
received by the City Council, as Local Planning Authority, on 10/06/25; (p) Albert
Bridge House, Manchester Framework Travel Plan by Curtins Ref: 086313-CUR-
XX-XX-T-TP-00002 Revision: Issue Date: P03 06 June 2025 received by the City
Council, as Local Planning Authority, on 10/06/25; (q) Television and Radio

Baseline Survey Report Albert Bridge House Oval Real Estate April 2025 by Pager Power, received by the City Council, as Local Planning Authority, on 10/06/25; (r) Technical Aerodrome Safeguarding Assessment Oval Real Estate Albert Bridge House April 2025 received by the City Council, as Local Planning Authority, on 10/06/25; (t) Albert Bridge House. Manchester. Oval Properties Limited. MEP ENGINEERING VENTILATION STATEMENT REVISION 00 - 11 APR2025 by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25; (u) Albert Bridge House. Manchester. Oval Properties Limited. AIR QUALITY AIR QUALITY ASSESSMENT REVISION 01 - 30 APRIL 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25; (v) Preliminary Ecological Appraisal and Roost Assessment May 2025 by Urban Green by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25; (w) Operational Management Plan- Albert Bridge House by CBRE received by the City Council, as Local Planning Authority, on 10/06/25; (x) Albert Bridge House Fire Statement - Planning Gateway One Oval Real Estate Job No: Doc ref: Revision: Revision date: 1043486 0476-CDL-XX-XX-T-FE-5200 P03 06 June 2025, received by the City Council, as Local Planning Authority, on 10/06/25; (y) Broadband Connectivity Assessment Albert Bridge House Oval Real Estate May 2025 by Pager Power received by the City Council, as Local Planning Authority, on 10/06/25; (z) BNG Metric received by the City Council, as Local Planning Authority, on 10/06/25; (aa) Biodiversity Net Gain Assessment by Urban Green May 2025 received by the City Council, as Local Planning Authority, on 10/06/25; (bb) Albert Bridge House, Manchester Archaeological Desk-based Assessment February 2025 by Civic Heritage received by the City Council, as Local Planning Authority, on 10/06/25; (cc) Arboricultural Impact Assessment by Urban Green May 2025 received by the City Council, as Local Planning Authority, on 10/06/25; (dd) Waste Management Strategy 086313-CUR-XX-XX-T-TP-00003-P04 by Curtins received by the City Council, as Local Planning Authority, on 08/10/25; (ee) Environmental Statement Volume 1: - Chapters 1-5: Introductory Chapters prepared by Turley - Chapter 6: Noise and Vibration prepared by Hoare Lea - Chapter 7: Townscape and Visual prepared by Urban Green - Chapter 8: Daylight, Sunlight and Overshadowing prepared by Avison Young - Chapter 9: Wind Microclimate prepared by AKT II - Chapter 10: Socioeconomic and Human Health prepared by Ekosgen - Chapter 11: Climate Change prepared by Hoare Lea - Chapters 12-13: Concluding Chapters prepared by Turley (ff) Environmental Statement: Non-Technical Summary (gg) Volume 2: Technical Appendices to Primary Report prepared by Turley (hh) Volume 3: Non-Technical Summary prepared by Turley (ii) Volume 4: Environmental Management Plan prepared by Turley All of the above documents were received by the City Council, as Local Planning Authority, on 10/06/25; and (jj) The Oval Ground floor Commercial Strategy - Albert Bridge House, Manchester stamped as received on 14-10-25 Reason - In the interest of ensuring a diverse offer and ensure the commercial accommodation is let pursuant to policy DM1 of the Manchester Core Strategy (2012).

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 the commencement of development, a detailed phasing plan (including indicative timescales for implementation) and details of interim landscape treatments for undelivered phases of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall confirm delivery of the Office Building (Building C) in tandem with Residential

Building A and / or Residential Building B. The development shall then be carried out in accordance with the phasing plan and timescales agreed.

Reason - The development is to be carried out on a phased basis and details must therefore be agreed in this regard to ensure that regeneration priorities are delivered in a timely manner and that a comprehensive development is provided at this site pursuant to policies EC2, SP1 and DM1 of the Manchester Core Strategy (2012).

- 4) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the arboricultural report prepared by Arboricultural Impact Assessment by Urban Green May 2025 received by the City Council, as Local Planning Authority, on 10/06/25; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction) (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

- 6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the

character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

- 7) Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of Giant Hogweed and Japanese Knotweed at the site. The development shall be carried out in accordance with the approved protocol.

Reason - In order to deal with the invasive non-native species at the application site pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 8) The development shall be implemented in accordance with the mitigation measures as set out within the Albert Bridge House, Manchester Environmental Statement Volume 3: Environmental Management Plan June 2025 by Turley received by the City Council, as Local Planning Authority, on 10/06/25

Reason - In the interest of protecting the River Irwell from the construction activities at the site pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 9) Prior to the demolition of the buildings, a detailed construction management plan outlining working practices for the proposed development demolition shall be submitted to and approved in writing by the Local Planning Authority. The construction management plans shall include: o Display of an emergency contact number; o Communication strategy with residents; o Details of Wheel Washing; o Dust suppression measures; o Compound locations where relevant; o Location, removal and recycling of waste; o Routing strategy and swept path analysis; o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles. 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 demolition shall be carried out in accordance with the approved construction management plan for the duration of the demolition works.

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

- 10) Prior to the commencement of a phase of development (excluding demolition), a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority. The construction management plans shall include: o Display of an emergency contact number; o Communication strategy with residents; o Details of Wheel Washing; o Dust suppression measures; o Compound locations where relevant; o Location, removal and recycling of waste; o Routing strategy and swept path analysis; o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles. 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 phase of the development shall be carried out in accordance with the approved construction management plans for the duration of the construction parts of the development.

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

- 11) The development hereby approved shall be carried out in accordance with the submitted Albert Bridge House Flood Risk Assessment May 2025 by akt II, received by the City Council, as Local Planning Authority, on 10/06/25 and shall include for Habitable finished floor levels (Blocks A and B) being set no lower than 41.540 metres above Ordnance Datum (AOD) as per documents "Block C- GA Elevations - South East & South West", "Block C- GA Elevations - North West & North East", "Block A - GA Elevations - South & West", "Block B GA Elevations - North West", "Block B - GA Elevations - South & West" The mitigation measures shall be fully implemented prior to occupation and use of each phase of the development. The measures detailed shall be retained and maintained thereafter throughout the lifetime of the development.

Reason - To reduce the risk of flooding to the proposed development and future occupants pursuant to policy EN17 of the Manchester Core Strategy (2012).

- 12) a) Prior to the commencement of a phase of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Labour Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Labour Proposal iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work for that phase being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

- 13) A phase of development hereby approved shall not commence until details of the method for piling, or any other foundation design using penetrative methods for that phase, has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during that phase of construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling

through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

- 14) Notwithstanding the Albert Bridge House, Manchester Archaeological Desk-based Assessment February 2025 by Civic Heritage received by the City Council, as Local Planning Authority, on 10/06/25, no development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted for approval in writing by the City Council, as local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching; - pending the results of the above, an open-area excavation (subject to a revised WSI). 2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

- 15) a) Notwithstanding the Soiltechnics Tier 1 Preliminary Risk Assessment and Ground Investigation Report Proposed Mixed-Use Development Albert Bridge House, Manchester May 2025, received by the City Council, as Local Planning Authority, on 10/06/25, a phase of the development shall not commence until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site - Submission of a Remediation Strategy

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first occupation/use of the relevant phase of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

- 16) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

- 18) Notwithstanding the details submitted on the Drainage Strategy Report prepared by AKT II, May 2025 received by the City Council, as Local Planning Authority, on 10/06/25 (a) a phase of the development shall not commence until a scheme for the drainage of surface water from the development for that phase shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: *Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours. *Where surface water is connected to the main river, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice. *Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice. *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. *Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates. *Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance. *A finalised drainage layout showing all components, outfalls, levels and connectivity. *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations. *Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change. *A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. *Where a public sewer diversion is proposed, agreement in principle from relevant water company is required. An email of acceptance will suffice. *An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge. *A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements) *Construction details of

flow control and SuDS elements. *A plan indicating easement. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

(b) Each phase of the development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

- 19) Prior to occupation of the residential accommodation hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 11, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:
- o Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 18
 - o Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
 - o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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

- 20) Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 21) Notwithstanding drawings Dwgs 0476-SEW-ZZ-ZZ-DR-L-PL0100_P2, 0476-SEW-ZZ-50-DR-A-PL1050_P2, 0476-SEW-ZZ-01-DR-A-PL1001_P2 and 0476-SEW-ZZ-00-DR-A-PL1000_P2 received by the City Council, as Local Planning Authority, on the 08-10-25 (a) prior to any above ground works associated with a phase of the development, details of the public and private realm works relating to this phase shall be submitted for approval in writing by the City Council as Local Planning Authority. The details shall include submission and implementation timeframes for the following details: (a) Details of the proposed hard landscape materials; (b)

Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design; (c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and green screens and walls to podium areas; (d) Details of the proposed street furniture including seating, bins, boundary treatment, lighting and recreational areas including children's play (which should include formal play equipment); (e) Details of any external steps and handrails; (f) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance. (g) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces; The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook. For the avoidance of doubt, the development should be delivered in accordance with the approved programme, and trees planted within 6 months of occupation of the residential element hereby approved. (b). The approved details shall then be implemented and be in place prior to the first occupation of the phase of the development hereby approved. c) The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan secured by condition 20 of this permission, any tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with Core Strategy policies SP1, DM1, CC9, C10 , EN3, EN9, EN11, EN14 and EN15 of the Core Strategy.

- 22) Prior to the first occupation/use of a phase of the development, a detailed landscaped management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas for the relevant phase will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy

- 23) Each phase of development shall be carried out in accordance with the Environmental Standards Statement and Energy Strategy REVISION 03 - 28 MAY 2025 prepared by Hoare Lea received by the City Council, as Local Planning

Authority, on 10/06/25 A post construction review certificate/statement for the phase shall be submitted for approval in writing, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for that phase.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 24) The office development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an excellent rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within three months of the buildings hereby approved being first occupied. Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.
- 25) Notwithstanding the Albert Bridge House. Manchester. Oval Real Estate. ACOUSTICS ENVIRONMENTAL NOISE SURVEY REVISION 01 - 24 MARCH 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25;

(a) Prior to the first occupation of each residential /office use within each phase of the development hereby approved, details of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

(b) Prior to the first occupation of each residential /office use within each phase of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the first use can commence. a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning

condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 26) Notwithstanding the Albert Bridge House. Manchester. Oval Real Estate. ACOUSTICS ENVIRONMENTAL NOISE SURVEY REVISION 01 - 24 MARCH 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25;

(a) Prior to the first occupation of each ground floor commercial unit as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 within each phase of the development hereby approved, details of any plant including externally mounted ancillary equipment, to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

(b) Prior to the first occupation of each ground floor commercial unit within each phase of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as in compliance with part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met.

(c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity with part (a) shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the any of the above approved plant including internally and externally mounted ancillary equipment can commence. The approved scheme shall remain operational thereafter

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

- 27) (a) Notwithstanding the Albert Bridge House. Manchester. Oval Real Estate. ACOUSTICS ENVIRONMENTAL NOISE SURVEY REVISION 01 - 24 MARCH

2025 by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25, prior to the any above ground works, excluding demolition, associated with the residential phase of the development, a final scheme for acoustically insulating and mechanically ventilating the residential accommodation against the local road traffic network, any local commercial/industrial premises and any service risers /lift shafts; details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. There may be other actual or potential sources of noise which require consideration on or near the site. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation): Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq We will need an assessment of any facade penetrations for building services such as ventilation intake / extract louvres and recommendations for any necessary acoustic insulation of these areas recommending to ensure these penetrations do not compromise the acoustic integrity of the facade or lead to an external noise transmission path to the residential properties which may impact the internal noise level. Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within each phase of this development.

(b) Prior to the first occupation of the residential accommodation, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

(c) Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 28) (a) Notwithstanding the Albert Bridge House. Manchester. Oval Real Estate. ACOUSTICS ENVIRONMENTAL NOISE SURVEY REVISION 01 - 24 MARCH 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25 prior to the first use of offices in each phase of the development, a scheme of acoustic insulation including from the ground floor commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(b) Prior to the first use of the office accommodation within a relevant phase of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

c) Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 29) (a) Notwithstanding the Albert Bridge House. Manchester. Oval Real Estate. ACOUSTICS ENVIRONMENTAL NOISE SURVEY REVISION 01 - 24 MARCH 2025 by Hoare Lea received by the City Council, as Local Planning Authority, on 10/06/25 prior to the first use of each ground floor commercial units as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 in each phase of the development, commencing, a scheme of acoustic insulation for each unit to ensure that there is no unacceptable level of noise transfer from these units to the uses above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. Where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. For any assessment in relation to a gym use noise from any gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. The approved noise insulation scheme shall be completed before any of the approved uses commence.

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

(c) Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E) Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

- 30) The waste storage and management for the residential accommodation shall be implemented in accordance with the Waste Management Strategy 086313-CUR-XX-XX-T-TP-00003-P04 by Curtins received by the City Council, as Local Planning Authority, on 08/10/25. The approved scheme shall be implemented prior to the first occupation of the residential element and shall remain in situ whilst the use or development is in operation.

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

- 31) The waste storage and management for the commercial accommodation shall be implemented in accordance with the Waste Management Strategy 086313-CUR-XX-XX-T-TP-00003-P04 by Curtins received by the City Council, as Local Planning Authority, on 08/10/25. The approved scheme shall be implemented prior to the first occupation of the residential element and shall remain in situ whilst the use or development is in operation. The approved scheme shall be implemented prior to the first use of the commercial units and shall remain in situ whilst the use or development is in operation. Reason - To ensure adequate refuse arrangement are put in place for the commercial units of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy

- 32) The waste storage and management for the office accommodation shall be implemented in accordance with the Waste Management Strategy 086313-CUR-XX-XX-T-TP-00003-P04 by Curtins received by the City Council, as Local Planning Authority, on 08/10/25. The approved scheme shall be implemented prior to the first occupation of the residential element and shall remain in situ whilst the use or development is in operation. The approved scheme shall be implemented prior to the first use of the office accommodation and shall remain in situ whilst the use or development is in operation.

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

- 33) Prior to the first use of each ground floor commercial unit as shown in dwg0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 within each phase of the development, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required).

b) Prior to the completion of the instalment of the extraction system approved under part a of this condition, details regarding the cleaning and maintenance, including information on the location and type of extract filters, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and then be retained and adhered to for the lifetime of the development.

c) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements within part a and b of his condition. The report shall also undertake post completion testing to confirm that this criteria is met and shall be submitted to and approved by the Local Planning Authority prior to the first operation of the internal and external extraction equipment.

d) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the Local Planning Authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

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

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

- 34) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 21 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

- 35) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of a phase of the development, full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation/use of a phase of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment and river corridor the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

- 36) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for a phase of the development: Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 37) Prior to the first use of the commercial units as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 within each phase of the development, a schedule of opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them. There shall be no amplified sound or any amplified music at any time within these spaces.

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

- 38) Prior to the first use of the commercial spaces as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 within each phase of the development, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The Operating Schedule shall contain the following details: a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area; b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people; c. Details of the proposed furniture, including any barriers; d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night; e. days and hours of operation. The approved plan shall be implemented upon first use of the commercial uses in that

phase and thereafter retained. No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

- 39) Each commercial unit as shown in Dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 within each phase shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

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

- 40) The commercial units as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 within each phase of development shall be occupied as Class E (a,b,c,or g) (excluding convenience retail) or Drinking Establishment (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

- 41) In the event that any of the commercial units as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 in each phase of the development is occupied as a cafe/restaurant, drinking establishment live music, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows: - Management of patrons and control of external areas. For the avoidance of doubt this shall include:
o Dispersal policy; o Mechanism for ensuring windows and doors remain closed save for access or egress after 9pm The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

- 42) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the residential accommodation (Class C3(a)) shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in

any statutory instrument revoking and re-enacting that Order with or without modification). this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 43) The residential accommodation hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 44) Prior to the first occupation/use of a phase of the development, the cycle storage, as indicated on 0476-SEW-ZZ-B1-DR-A-PL0999 P1 GA PLAN - BASEMENT LEVEL shall be implemented and made available upon first occupation/use of the residential and office elements of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 45) The development shall be carried out in accordance with the Crime Impact Statement Albert Bridge House, 1 Bridge Street, Version B 29/05/25 received by the City Council, as Local Planning Authority, on 10/06/25; The development shall only be carried out in accordance with these approved details. Prior to the first occupation of each phase of the development the City Council, as Local Planning Authority, must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.

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

- 46) Prior to the first occupation of the residential element within a phase of the development the car parking layout as indicated on drawing 00476-SEW-ZZ-00-DR-

A-PL1000 P1 GA PLAN - LEVEL 00 shall be implemented and made available. The car parking shall remain available for as long as the residential element remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

- 47) A phase of the development shall be carried out in accordance with the Albert Bridge House, Manchester Framework Travel Plan by Curtins Ref: 086313-CUR-XX-XX-T-TP-00002 Revision: Issue Date: P03 06 June 2025 received by the City Council, as Local Planning Authority, on 10/06/25; In this condition a Travel Plan means a document which includes: i) the measures proposed to be taken to reduce dependency on the private car by those living at the development; ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time iii) mechanisms for the implementation of the measures to reduce dependency on the private car iv) measures for the delivery of specified Travel Plan services v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first occupation/use of a phase of the development, a Travel Plan for that phase which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 48) Prior to the first occupation and use of a phase of the development as residential accommodation, details of the provision of the electric vehicle charging for the car parking for that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include provision of electric vehicle charging for all vehicles associated with that phase and that the specification would be fast charging at a minimum of 7kw. The electric vehicle charging shall be implemented prior to the first occupation of phase and retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of minimise the impact on local air quality conditions pursuant to policy EN16 of the Manchester Core Strategy (2012).

- 49) (a) Prior to the first occupation/use of a phase of the development, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following: - Re-surfacing of footways adjacent to the site to St Mary's Parsonage and Bridge Street and dropped kerbs together with the installation of tactile paving to include use of natural stone or other high quality materials to be used for the footways; - Re-instatement of redundant footways and dropped kerbs; - Tree planting; - Creation of loading bay to St Mary's Parsonage; - Car park access / egress - Taxi bay relocation (b) Prior to the first occupation of the

development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained. c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development. Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 50) Notwithstanding the Television and Radio Baseline Survey Report Albert Bridge House Oval Real Estate April 2025 by Pager Power, received by the City Council, as Local Planning Authority, on 10/06/25, within one month of the practical completion of each phase of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before a phase of the development is first occupied (or brought into use) or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

- 51) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building in phase B shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

- 52) Prior to the first occupation/use of a phase of the development a signage strategy for external facades and commercial frontages shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for that phase and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 53) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

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

- 54) The development hereby approved shall include for full disabled access to be provided to the public realm and communal walkways and via the main entrances and to the floors above.

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

- 55) Prior to the first use of the office development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections) shall be submitted to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the relevant phase of the development and thereafter retained and maintained in situ. Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

- 56) Prior to the first use of each of the commercial units as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 in each phase, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ. Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 57) Notwithstanding the Operational Management Plan- Albert Bridge House by CBRE received by the City Council, as Local Planning Authority, on 10/06/25 prior to the first occupation of the residential development hereby approved a final detailed Residential Management Strategy including: (a) Details of how 24 hour management of the site in particular in relation to servicing, parking of maintenance vehicles and noise management of communal areas; (b) A management strategy for the external amenity areas including hours during which these areas would be open to resident and how access to the communal terraces would be managed during the evening /night shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Residential Management Strategy shall be

implemented from occupation of the residential use hereby approved and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, to ensure adequate arrangements are put in place in respect of access, maintenance, car parking and cycle storage, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 58) Prior to the first occupation of the residential element of the scheme hereby approved a scheme for air filter vents to the residential apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential accommodation and thereafter retained and maintained.

Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy (2012) and the NPPF.

- 59) All apartments hereby approved shall be M4 (2) compliant in terms of accessibility and adaptability prior to occupation. 10% (80 - 38 Block A and 42 Block B) shall be M4(3) compliant as set out within P226 of the Design and Access Statement by Studio Egret West received by the City Council, as Local Planning Authority, on 10/06/25 and shall be implemented in accordance with P226 prior to occupation of each block.

Reason - To ensure an appropriate level of accessible new homes within the development pursuant to policies DM1 and CC10 of the Manchester Core Strategy (2012) and Places for Everyone Policy JP-H3

- 60) Prior to any above ground works of the residential element of the development hereby approved, details of the accessible apartments within the residential building (including size and adaptability) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

Reason - to ensure there are sufficient accessible apartments within the development that meet appropriate size and adaptable standards pursuant to policy DM1 of the Manchester Core Strategy (2012).

- 61) The approved commercial units as shown in dwg 0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 shall be marketed and let on the basis as set out within the Oval Ground floor Commercial Strategy - Albert Bridge House, Manchester stamped as received on 14-10-25

Reason - In the interest of ensuring a diverse offer and ensure the commercial accommodation is let pursuant to policy DM1 of the Manchester Core Strategy (2012).

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

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

- 63) In relation to site layout, water supplies for firefighting purposes and access for fire appliances, the development shall be implemented in accordance with the Albert Bridge House Fire Statement - Planning Gateway One Oval Real Estate Job No: Doc ref: Revision: Revision date: 1043486 0476-CDL-XX-XX-T-FE-5200 P03 06 June 2025, received by the City Council, as Local Planning Authority, on 10/06/25;

Reason To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

- 64) Prior to occupation of the each phase within the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved should be submitted to the Local Planning Authority for approval. The air source heat pumps must also comply with the noise criteria as specified in condition 25. The approved details shall then be implemented prior to the first occupation of the residential development hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

- 65) No doors (other than those designated as fire exits, access to the sub station, doors to plant rooms or bin stores as shown on dwg0476-SEW-ZZ-00-DR-A-PL1000 P1 GA PLAN - LEVEL 00 shall open outwards onto adjacent public highway.

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

- 66) Prior to any above ground level works an aviation warning light scheme is to be submitted to the LPA in consultation with Manchester Airport. This scheme needs to treat the proposed buildings as a cluster.

Reason: Flight safety - Obstacle avoidance, due to the height of the development there is a requirement for the development to be lit with aviation warning lights to ensure adequate conspicuity and to keep the development from becoming a hazard

to air navigation pursuant to Policy DM2 of the Core Strategy for the City of Manchester.

- 67) Any fitness facilities within the amenity spaces as shown in dwgs 0476-SEW-ZZ-01-DR-A-PL1001 P1 GA PLAN - LEVEL 01 shall be ancillary to the residential use and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

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

- 68) The amenity facilities within the office hereby approved including the roof bar /Event Space as shown on dwg 0476-SEW-CC-18-DR-A-PL1163 P1 Block C Level 18 shall be used as ancillary facilities for office users only and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

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

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

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

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

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

Mining

Please see information relating to mining in Appendix A.

Date: 15 October 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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

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

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

Right of challenge on planning application decision

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

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

- Procedural irregularity
- Irrationality
- Illegality

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

Appendix A - Mining Information



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](https://www.mra.gov.uk)

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