

Planning

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Date: 27 April 2022

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 133495/NMC/2022

Description: Non material amendment to planning permission 123437/FO/2019 to allow alterations to roof and lift overrun including installation of solar panels, elevational alterations and increase in cycle spaces

Location: 4 Angel Square , Corporation Street, Noma, Manchester, M4 4DU

I refer to your application for a non-material amendment to planning permission reference 123437/FO/2019.

The proposed seeks to allow alterations to roof and lift overrun including installation of solar panels, elevational alterations and increase in cycle spaces.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 123437/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 123437/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

10257-SHP-Z0-XX-PL-A-B5D3-G000-001 02, 10257-SHP-Z0-XX-PL-A-B5D3-G000-002 02, 10257-SHP-Z1-XX-PL-A-B5D3-G100-001 02, 10257-SHP-Z1-LG-PL-A-B5D3-G100-001 02, 10257-SHP-Z1-00-PL-A-B5D3-G100-001 02, 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 02

10257-SHP-Z1-00-PL-A-B5D3-G200-001 02, 10257-SHP-Z1-11-PL-A-B5D3-G200-001 01, 10257-SHP-Z1-RF-PL-A-B5D3-G200-001 01
10257-SHP-Z1-XX-PL-A-B5D3-G200-001 02, 10257-SHP-Z1-00-PL-A-B5D3-F000-001 02, 10257-SHP-Z1-AA-SE-A-B5D3-G200-001 02, 10257-SHP-Z1-BB-SE-A-B5D3-G200-001 02, 10257-SHP-Z1-CC-SE-A-B5D3-G200-001 02, 10257-SHP-Z0-EW-EL-A-B5D3-G000-001 02
10257-SHP-Z1-EE-EL-A-B5D3-G200-001 02, 10257-SHP-Z1-EN-EL-A-B5D3-G200-001 02, 10257-SHP-Z1-ES-EL-A-B5D3-G200-001 02, 10257-SHP-Z1-EW-EL-A-B5D3-G200-001 02, 10257-SHP-Z1-TY-DE-A-B5D3-G251-002 02, 10257-SHP-Z1-TY-DE-A-B5D3-G251-003 02, 10257-SHP-Z1-TY-DE-A-B5D3-G251-004 02, 10257-SHP-Z1-TY-DE-A-B5D3-G251-006 02 and 10257-SHP-Z1-TY-DE-A-B5D3-G251-007 01 stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022.

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.

12) (a) Notwithstanding drawings 10257-SHP-Z0-XX-PL-A-B5D3-G000-001 Rev 02, 10257-SHP-Z0-XX-PL-A-B5D3-G000-002 Rev 02, 10257-SHP-Z0-XX-XP-A-B5D3-G100-001 Rev 02, 10257-SHP-Z1-00-PL-A-B5D3-G100-001 Rev 02, 10257-SHP-Z1-LG-PL-A-B5D3-G100-001 Rev 02, 10257-SHP-Z1-XX-PL-A-B5D3-G100-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022, prior to the first occupation of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials of hard landscaping etc) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

17) The development hereby approved shall be carried out in accordance with site waste management strategy with the design and access statement and drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

23) Prior to the first use of the building, the provision of 212 cycle spaces, as indicated on drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022 shall be implemented and retained and maintained in situ for as long as the development remains in use.

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

24) Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing 10257-SHP-Z1-LG-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

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

30) The commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022 can be occupied as A1 (excluding convenience retail), A2, A3, A4, B1 and D2. The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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

31) The commercial units as shown on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

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

34) Prior to the first use each of the commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for the commercial units.

Reason - In interests of 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.

37) Prior to the first use of each of the commercial units as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022, 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. For the avoidance of doubt 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).

39) In the event that any of the commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022 are occupied as an A3 or A4 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of external areas. For the avoidance of doubt this shall include:

- * An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)
- * Details of a Dispersal Procedure
- * Mechanism for ensuring windows and doors (other than entrance / egress doors) remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

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

40) Prior to the first use of each of the ground floor commercial units, as indicated on drawing 10257-SHP-Z1-00-PL-A-B5D3-G200-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 11 April 2022, details of how the commercial units will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment. For the avoidance of doubt, where entertainment noise is proposed the Laeq (entertainment noise) shall be controlled to 10 db below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of each of the commercial units, 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. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and 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).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

