

Planning

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Date: 23 December 2021

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: 132401/NMC/2021

Description: Non material amendment to planning permission referenced 119265/FO/2018 to amend Condition 18 (waste), and 23 (cycle parking)

Location: Clayton Hotel, 55 Portland Street, Manchester, M1 3HP

I refer to your application for a non-material amendment to planning permission reference 119265/FO/2018.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2:

The re-wording of condition 18 is required to revise the dimensions and internal layout of the refuse store for coordination purposes with the design team and hotel operator requirements.

The re-wording of condition 23 is required to revise the 2 tier cycle racks proposed as part of the planning consent as the number of cycle spaces could not fit into the proposed cycle store at ground floor level. The cycle store only allows for 15 no. cycle spaces, the remaining 18 no. spaces are to be provided in the basement store area.

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 119265/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

119265/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

18) The development shall be carried out in accordance with the submitted scheme for the storage and disposal of refuse as detailed in the approved documents received by the City Council as Local Planning Authority on 02 December 2021 :

- 7410-al(05)011-01-P06 (proposed ground floor plan);
- 7410-al(05)200-P04 (proposed refuse strategy);
- 55 Portland Street Waste Management Strategy- Rev 03
- 7410-55 Portland Street- MCC waste proforma- Rev 01

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity pursuant to policy DM1 of the Core Strategy.

23) The proposed cycle store shall be carried out in accordance with approved documents referenced:

- 7410-al(05)010 P05 (proposed basement floor plan);
- 7410-al(05)011-01-P06 (proposed ground floor plan);

received by the City Council as Local Planning Authority on 02 December 2021.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Eve Woolstencroft using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing