



Planning

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Date: 25 January 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: 132338/NMC/2021

Description: Proposed non-material amendment to Condition 19 (previously 28 (122599)) attached to planning permission reference 122599/FO/2019 as amended by 125280, 126454 and 129248

Location: 1 Adair Street, Manchester, M1 2NQ

I refer to your application for a non-material amendment to planning permission reference 122599/FO/2019.

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 19 is required to fit in with the delivery programme in relation to the proposed highway works and has been accepted in principle by Highways subject to the caveats set out in the informative below.

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 122599/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122599/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

19) (formerly condition 28)

a) Prior to the first use of the hotel hereby approved commencing, a programme for the delivery of a scheme of highway works and footpaths reinstatement shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- i) Provision of 2 x disabled parking bays on Adair Street;
 - ii) A coach layby / drop off on Adair Street;
 - iii) Proposed service bay / taxi drop off on Norton Street;
 - iv) Vehicular crossovers reinstatement/new and resurface footways (in York Stone or another similar high quality material) around the perimeter of the site on Adair Street, Great Ancoats Street and Norton Street);
 - v) Narrowing of Heyrod Street road carriageway to 4m, with a one way operation from north east to south west, with footways to either side;
 - vi) Resurfacing of Norton Street carriageway;
 - vii) New junction between Norton Street and Heyrod Street; and
 - viii) New junction layout with pedestrian crossing facilities at the Norton Street / Adair Street Junction.
- b) Prior to first use of hotel hereby approved commencing details of the highway works and footpaths reinstatements set out in points i), ii), iii) and iv) above only shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented and be in place prior to the first occupation of the hotel element within the final phase of the development hereby approved, with the exception of part iv which shall be implemented within 3 months of first occupation.

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).

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing