

**Planning**

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Diane Ellis  
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Date: 18 March 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:** 133194/NMC/2022

**Description:** S96 Non material amendment to alter the trigger point for discharging conditions 12 (acoustic insulation and ventilation), 8 (SUDs 1) and 25 (Surface Water) attached to application ref no 120149, 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

**Location:** Car Park Between 57 And 59 Ducie Street, Manchester, M1 2JQ

I refer to your application for a non-material amendment to planning permission reference 120149/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 conditions 8,12,and 25 is acceptable for the following reasons:

Condition 12: The developer has recently appointed a new architect and contractor and the design has not advanced to the stage that ventilation drawings and intake/exhaust plenum details are available so the amendment is necessary to allow more time for that detail to be developed whilst allowing the current construction programme to progress.

Conditions 8 and 25 : There are some further investigative works required in relation to connections into United Utilities sewers/ manholes and as such the drainage works are to be implemented in phases with the details of phase 2 to be confirmed following those investigations whilst allowing the current construction programme to progress.

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 120149/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 120149/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

8) No development, except for the Phase 1 drainage works identified on drawing 2255-SCE-00-00-DR-001-PO6 shall take place until a surface water drainage strategy in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition the following additional information has to be provided:

Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;

Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;

Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

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.

Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14"

12) Before any above ground works commence a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and

any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

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.

25) Before development commences, except for the Phase 1 drainage works identified on drawing 2255-SCE-00-00-DR-001-PO6 a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8))"

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe  
Director of Planning, Building Control & Licensing