MANCHESTER CITY COUNCIL

Planning

Lucy Harrison
Telephone: 0161 234 5795
lucy.harrison@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Date: 8 September 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: 131308/NMC/2021
Description: Non-material amendment to planning permission 120113/FO/2018 to vary the wording of conditions 5 (Local Labour Agreement), 6 (Construction Management Plan), 7 (Materials Schedule) and 10 (TV reception survey) to change the timing for submission
Location: 1 Alpha Place, Manchester, M15 4PP

I refer to your application for a non-material amendment to planning permission reference 120113/FO/2018.

Following an assessment of the details submitted, I confirm 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 amendments would not have a material impact upon the previously approved scheme, would not adversely affect flood risk, visual or residential amenity within the area, would not have a material impact upon the overall quality of the development, and there are no material planning considerations to indicate otherwise.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 120113/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to planning permission 120113/FO/2018, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions apply:

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 120113/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 120113/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

5) (a) Within 3 months of commencement of development, details of a local labour agreement, that shall demonstrate a commitment to the recruitment of local labour for the

construction phase of the development, shall be submitted to and approved in writing by the City Council, as local planning authority.

(b) The document approved under part (a) above shall be fully implemented as part of the construction phase of the development.

(c) Prior to the use of the development first commencing, details of a local labour agreement that shall demonstrate a commitment to the recruitment of local labour for the operational phase of the development shall be submitted to and approved in writing by the City Council, as local planning authority.

(d) The document approved under part (c) above shall be fully implemented as part of the operational phase of the development.

(e) Within one month of the completion of construction works, details of the results of the scheme approved under part (a) shall be submitted to the City Council as local planning authority for consideration.

(f) Within six months of the use of the development first commencing, details of the results of the scheme approved under part (c) shall be submitted to the City Council as local planning authority for consideration.

Reason - To safeguard local employment opportunities, pursuant to policy EC1 of the Core Strategy for Manchester.

6) Prior to the commencement of the development (or phase thereof) a detailed construction management plan outlining working practices during development (or phase thereof) shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include:

*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Parking of construction vehicles and staff;
*Sheeting over of construction vehicles;

Development shall be carried out in accordance with the approved construction management plan.

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).

7) a) Prior to the commencement of above ground works, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced shall be submitted to and approved in writing by the City Council, as local planning authority.

b) Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance

with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

10) Prior to the commencement of above ground works, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority.

a) Measure the existing television signal reception within the potential impact areas identified in the TV Reception Survey Report by SCS dated 10 May 2018 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, 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. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted 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, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

Should you wish to discuss the matter further, please contact Lucy Harrison using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing