

Planning

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Miss Jennifer Chatfield
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Date: 10 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: 132555/NMC/2021

Description: Non material amendment to planning permission referenced 129631/FO/2021 to enable alterations to Condition 4 (Approved Plans and Documents) and Condition 18 (BREEAM Certificate) attached to allow the substitution of revised drawings to formalise proposed changes to external elevations, and to amend the BREEAM requirements.

Location: Land North Of Miller Street , Manchester, M4 4PR

I refer to your application for a non-material amendment to planning permission reference 129631/FO/2021.

The proposed seek to enable alterations to Condition 4 (Approved Plans and Documents) and Condition 18 (BREEAM Certificate) attached to allow the substitution of revised drawings to formalise proposed changes to external elevations, and to amend the BREEAM requirements

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 129631/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 129631/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

10341-Z1-A-B5D8-G200-EL-EE-001 P03, 10341-Z1-A-B5D8-G200-EL-ES-001 P03, 10341-Z1-A-B5D8-G200-EL-EN-001 P03, 10341-Z1-A-B5D8-G200-EL-EN-001 P03, 10341-Z1-A-B5D8-G200-EL-EW-002 P03, 0341-Z1-A-B5D8-G251-DE-XX-001 P03, 10341-Z1-A-B5D8-G251-DE-XX-002 P03 and 10341-Z1-A-B5D8-G251-DE-XX-003 P03 stamped as received by the City Council, as Local Planning Authority, on the 20 December 2021

Noise Impact Assessment dated Dec 2021, prepared by BuroHappold stamped as received by the City Council, as Local Planning Authority, on the 20 December 2021

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) The installation of plant at the premises hereby approved shall be carried out in accordance with the Noise Impact Assessment prepared Burohappold (ref. 0046912) stamped as received by the City Council, as Local Planning Authority, on the 20 December 2021. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, 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 surrounding residential area in the interest of residential amenity 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).

18) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Excellent' rating. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

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

