MANCHESTER CITY COUNCIL

Planning

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Manchester M60 2LA

Miss Victoria Welch
WSP
8 First Street
Manchester
M15 4RP

Date: 12 March 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: 129516/NMC/2021
Description: Non Material Amendment to vary Condition 2 (approved drawings) and Condition 3a (plant equipment) attached to application ref no 122808 as amended by 128403 to amend the detail of the roof top plant area and approved scheme of acoustic insulation of the plant.
Location: 135-141 Oldham Street, Manchester, M4 1LN

I refer to your application for a non-material amendment to planning permission reference 122808/FO/2019.

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

The proposed amendments relate to changes resulting from detailed design development and supply issues and the roof compound has now been reduced slightly in size. An amended acoustic report has been submitted which has assessed the acoustic insulation requirements for the redesigned plant.

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 122808/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 122808/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Dwgs
Location Plan 001
Site Plan 002
Proposed basement 004 Rev B
Proposed Ground Floor 006 Rev C
Existing First Floor Plan 007 Rev A
Proposed First Floor 008 Rev A
Proposed Second Floor 010 Rev B
Proposed Section A-A 012 Rev A
Proposed Section 013 B-B
Proposed front elevation 016 Rev A
Proposed rear elevation 018 Rev B
Proposed sub station 019
Dwgs M01, M02, M03 and M04
Proposed roof plan ref: 4051461.037
Facade Artwork Refinement Document
Design and Access Statement
Disabled Access Statement
Waste Management Floor Plan
Waste Management Strategy
Transport Assessment M18049-02 TN

Entrance Construction Details 020
Proposed Section C-C Rev 022

Window Replacement Proposal Document
Planning and Heritage Statement received via email 21st March 2019.

Proposed Window Replacement 023a
Proposed Window Replacement 024a
Proposed Window Replacement 025a
Proposed new ground floor window 026 received via email 16th May 2019

(b) Materials

Samples of materials presented to Manchester City Council Planning officers in the form of a material sample received 17th June 2019 as set out in the following documents:

- Specification document detailing window, door and tile specification;
- Wall tile specification document (Solus)
- Window specification document (Technal);
- Rear Single Glazed Shop Front specification document (SMART);
all received by Manchester City Council as Local Planning Authority 14th June 2019.

Wall tile sample and window frame sample recevied 17th June 2019

Window Frame Justification contained within email from Victoria Welch received via email 25th July 2019.

(App ref no CDN/19/0523)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies NPPF Section 7 (Requiring good design), Section 16 (Conserving and enhancing the historic environment), Core Strategy Policies SP1 (Spatial principles), DM1 (Development Management), CC9 (Design and Heritage), CC10 (A place

for everyone), EN3 (Heritage) and saved policy DC18 (Conservation Areas) and DC19 (Listed Buildings).

3) a) The externally mounted ancillary plant, equipment shall be installed and acoustically insulated in accordance with the following:

Specifications and recommendations on noise levels set out within Hann Tucker Associates 135-141 Oldham Street, Manchester
Planning Condition Discharge Report, 24 February 2021

b) Upon completion of the development and prior to operation of the plant, equipment and servicing (excluding testing) a verification report will be required to validate that the work undertaken throughout the development confirms to the above noise criteria. The report shall also undertake post completion testing to confirm that the noise criteria has been met. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the plant and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance. These measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. In accordance with saved policy DC26 (Development and Noise) and DM1 of the Core Strategy.

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