MANCHESTER CITY COUNCIL

Planning

Jennifer Connor
Telephone: 0161 234 4545
j.connor3@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mrs Victoria Jane Saunders
BTP Ltd
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

Date: 11 June 2020

Dear Sir or Madam,

Class O, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)
Application No.: 126405/P3OPA/2020
Description: Prior approval application for the change of use from Offices (Class B1a) to dwellinghouses (class C3) including changes to external doors and windows
Location: 101 Great Western Street, Manchester, M14 4AA

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

1) The City Council is satisfied that this development minimises the impact on the local highway network and there are no known highway impacts, contamination or flood risk, or impacts from noises at the site. The proposal therefore complies with the requirements of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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

110 REV 1 Ground Floor Plans
111 REV 2 FIRST FLOOR PLAN
112 REV 1 ROOF SPACE PLAN (received 4th March)
100 Location Plan (received 5th March)
114 ELEVATIONS (received 16th March)
DR-A-3238_229.1 ELEVATIONS (received 6th May)

Transport Statement provided by Neo Environmental dated 01/05/2020

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.

3) The car parking areas indicated on the approved drawings shall be fully demarcated and made available prior to first occupation of the residential units hereby approved. The

parking spaces shall be for the sole use of occupiers of the development only and made available at all times whilst the residential units are occupied.

Reason - To ensure sufficient off street parking for the development, pursuant to saved policy DC5 of the Unitary Development Plan for the City of Manchester and policies DM1, T2 and SP1 of the Manchester Core Strategy.

4) The cycle parking scheme shown on the approved drawings shall be provided prior to the first occupation of the flats hereby approved and be retained and permanently reserved for cycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

5) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Great Western Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:
Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq
Gardens and terraces (daytime) 55 dB L Aeq

Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultants' report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the apartments hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Building Regulations 2010
Please note that this document does not grant any permission under Building Regulations. If you require further information regarding compliance with Building Regulations, please contact Building Control on 0161 234 4490 or by email to building.control@manchester.gov.uk.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so

they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing