

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Colin Shenton
C/o Agent

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Change of use and rear extension of building to form new 8-bed hotel (Use Class C1) together with demolition of toilet block to rear and external alterations to front and rear to include replacement windows, creation of external seating area and lightwell within rear yard, erection of high level screening along boundary between Nos. 65 and 67 Princess Street at rear to mask existing plant and formation of new stepped entrance to front, and associated works

Location: 65 - 67 Princess Street, Manchester, M2 4EG

Date of application: 23 January 2020

Application number: 126003/FO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings

19-0017-20-001 Rev P1 Location Plan
19-0017-21-000 Rev P1 Proposed Basement Plan
19-0017-21-002 Rev P1 Proposed First Floor Plan
19-0017-21-003 Rev P1 Proposed Second Floor Plan
19-0017-21-004 Rev P1 Proposed Roof Plan
19-0017-41-000 Rev P1 Proposed Basement -Decorative Elements
19-0017-41-002 Rev P1 Proposed First Floor -Decorative Elements
19-0017-41-003 Rev P1 Proposed Second Floor -Decorative Elements
19-0017-201-000 Rev P1 Demolition Plans
19-0017-300-000 Rev P1 Window Type 1 Detail
19-0017-300-001 Rev P1 Window Type 2 Detail
19-0017-300-002 Rev P1 Window Type 3 Detail
19-0017-300-003 Rev P1 Ceiling Edge Type 1 Detail
19-0017-300-004 Rev P1 Ceiling Edge Type 2 Detail
19-0017-300-005 Rev P1 Internal Door Type 1 Detail
19-0017-300-006 Rev P1 Internal Door Type 2 Detail
19-0017-300-007 Rev P1 Entrance Door / Staircase - Sheet 1 of 2
19-0017-300-008 Rev P1 Entrance Door / Staircase - Sheet 2 of 2
19-0017-300-009 Rev P1 Internal Staircase Detail
19-0017-300-012 Rev P1 AC Unit Details
19-0017-300-013 Rev P1 Tanking Detail
19-0017-300-014 Rev P1 Balustrade Detail
19-0017-300-015 Rev P1 Dado Type 1 Detail
19-0017-300-016 Rev P1 Skirting Type 1 Detail

all received by the Local Planning Authority on 23 January 2020

19-0017-300-010 Rev P1 Parapet Detail

received by the Local Planning Authority on 24 March 2020

9-0017-400-001 Rev P1 Proposed Sections Sheet 1 of 2
19-0017-400-002 Rev P1 Proposed Sections Sheet 2 of 2

all received by the Local Planning Authority on 3 April 2020

19-0017-41-001 Rev P2 Proposed Ground Floor -Decorative Elements
19-0017-400-003 Rev P1 Proposed Sections - Sheet 3 of 3

both received by the Local Planning Authority on 15 April 2020

19-0017-31-001 Rev P4 Proposed Elevations - Sheet 1 of 2
19-0017-21-001 Rev P3 Proposed Ground Floor Plan (P3)

both received by the Local Planning Authority on 11 May 2020

19-0017-31-002 Rev P6 Proposed Elevations - Sheet 2 of 2

received by the Local Planning Authority on 22 May 2020

The submitted waste management proforma, received by the Local Planning Authority on 23 January 2020, as amended by the agent's email of 24 March 2020 with regard to the use of individual bags for each waste stream to be used, with collection of waste taking place at 7.30am Monday to Saturday and waste collection crews taking waste directly from the basement store to the waiting collection vehicle.

The Noise Assessment for Planning Purposes, ref. P3980/R1c/RDC, dated 25 February 2020, by AEC

The agent's email of 24 March 2020 with regard to the type of cooking that would take place at the premises (Cooking will involve warming up pre-prepared food only using a microwave and toasters)

The Air Quality Assessment by Redmore Environmental, ref. 3571r1, dated 9 April 2020, including the mitigation measures for the control of fugitive dust emissions during the construction phase recommended in Table 19 and all the good practice recommendations contained within the assessment

Crime Impact Statement, ref. 2019/0850/CIS/02, Version A, dated 13 March 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) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday
10.00 to 18.00 on Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Manchester Core Strategy.

4) The rear courtyard area shall not be used by any persons, including hotel guests or staff, after 9pm each evening.

No music, sound or amplified sound or music shall be played in the courtyard at any time.

Reason - In the interests of residential amenity, pursuant to policy DM1 of the Core Strategy.

5) a) Any externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

In order to achieve this, the development hereby approved shall be carried out in accordance with the recommendations within the Noise Assessment for Planning Purposes, ref. P3980/R1c/RDC, dated 25 February 2020, by AEC.

b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken confirms to the above noise criteria. 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. The report and any necessary 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 safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

6) Within 3 months of first occupation of the building, written evidence shall be provided to the City Council as local planning authority that the development has been built in accordance with the recommendations contained within the submitted Crime Impact Statement, ref. 2019/0850/CIS/02, Version A, dated 13 March 2020, and that a secured by design accreditation has been awarded for the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

7) Before development commences, full details of the proposed construction/fit-out arrangements from a highways perspective shall be submitted to and approved in writing by the City Council as Local Planning Authority. In addition, a Construction Management Plan shall be provided that shall detail the phasing and quantification/classification of vehicular activity associated with the planned construction. This shall include details on anticipated vehicular movements (type and frequency) and routeing of vehicles (including appropriate swept-path assessment), together with any associated proposals for deliveries, storage and disposal/collection of materials, as well as satisfactory routeing both within the site and on the adjacent highway. The document provided shall also consider ongoing construction works and contractor parking in the locality. The development shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development during the construction phase, pursuant to policy DM1 of the Core Strategy.

8) a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

9) Before the development first becomes operational, full details of a servicing strategy for the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The servicing strategy shall ensure that all vehicles requiring

loading access to the site are scheduled and managed appropriately. Servicing at the development shall be carried out in accordance with the submitted strategy.

Reason - In the interests of public safety, pursuant to policy DM1 of the Core Strategy.

10) Before first occupation of any part of the development, a travel information pack /brief travel plan shall be made available for both visitors to and staff of the development that has been previously submitted to and approved in writing by the City Council as local planning authority. The pack/strategy shall outline procedures and policies that the users of the site will be encouraged to follow in order to promote sustainable travel to and from the site. The development shall be carried out in accordance with the approved details at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

11) Before works commence on replacing the windows on the building with the approved timber sash windows, full details of the replacement windows including a full set of scaled drawings (plans, elevations and cross-sections), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The sash window design shall be fully detailed to show how it compares/matches the original windows within the listed building to which the application site belongs, including the submission of scaled details at 1:2 and 1:5 through the heads, cills, reveals, glazing bars, frames and meeting rails. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

12) Before works commence on the main entrance alterations on Princess Street, full details and scaled drawings of the works proposed including full setting out and fabrication details of the new entrance, stonework and steps shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

13) Before works commence on any CCTV to be installed at the premises, full details of the works proposed and their impact on the listed building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

14) a) Prior to the commencement of development, a programme for the issue of samples and specifications of all materials and mortar to be used on all external elevations of the building, within the rear courtyard area (on the ground surface) and inside the building (i.e. items such as wallpaper, paint finishes, panelling, tiling, floor

materials etc) shall be submitted to and approved in writing by the City Council, as local planning authority. This shall include details and timings of samples and specifications of all materials and mortar to be used within the courtyard and on all external elevations of the development and inside the building, including jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management.

b) Samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority prior to installation and in accordance with the schedule of materials and samples as agreed in part a) 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.

15) Before works commence on any masonry/brick/stone repairs and repointing on the external elevations of the building, full details of the repairs/repointing proposed including specifications and samples of workmanship shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

16) Before works commence on the replacement of rainwater goods on the building, full details of the goods proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, the replacement goods shall be cast iron. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

17) Before any demolition works hereby approved commence, full details of the works proposed including method statements for the demolition work and details of any protection measures shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

18) Before works commence on the full height glazing to be installed between the outrigger and rear wall of the main part of the building, full details and designs of the glazing shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

19) Before works commence on the extension of the outrigger, full details of the proposed finish for the external walls shall be submitted to and approved in writing by the City Council as Local Planning Authority. The finish shall preferably be exposed brickwork, should the existing render be able to be removed carefully. A test sample showing the condition of the brickwork underneath the existing render shall be presented to the Local Planning Authority for review so that the final finish for the external walls can be agreed. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

20) Paint shall be removed from the brickwork at the rear of the building prior to first occupation of the development. A method statement and specification for these works shall be submitted to and approved in writing by the City Council as Local Planning Authority, together with a sample area showing the paint removed to ensure it is acceptable. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

21) Before the new hotel use hereby approved becomes operational, full details of the access management strategy to be put in place to allow full access into the building for all users and the physical measures proposed to achieve this (such as signage, call button etc) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development and to allow full access into the building, pursuant to policy DM1 of the Core Strategy.

22) Before development commences on the green (living) wall that would be installed at the rear of the property, full details of the wall, including the plant species to be incorporated into the wall, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

23) Before works commence on any Mechanical and Electrical equipment and services, including ducting, cabling and external lighting, to be installed at the premises, full details of the works proposed and their impact on the listed building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to saved policy DC19.1 of the Unitary Development Plan and policies DM1, EN3 and CC9 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Whilst the development has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Date: 22 May 2020

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2019 until 31st December 2020