MANCHESTER CITY COUNCIL

Planning

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Date: 23 April 2019

Dear Sir or Madam,

Class O, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015
Application No.: 122835/P3OPA/2019
Description: Notice of prior approval for conversion of first, second, third and fourth floor offices into 7no. 2 bedroom residential apartments (Use Class C3).
Location: 58 -60 King Street, Manchester, M2 4LY

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. Whilst the City Council is satisfied that there are no known contamination or flood risks at the site, the prior approval of the City Council as local planning authority is required as to the noise and highway impacts of the proposal. Under the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 prior approval is granted for the development subject to the following conditions:

The development shall be completed within the expiration of three years from the date of this approval.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 and Condition 2 of Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

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

The site location plan referenced DTZ/KS/SLP received by the City Council as local planning authority on 27 February 2019

The drawings referenced:

12372 A200
12372 A201
12372 A202

received by the City Council as local planning authority on 27 February 2019

The Planning Statement prepared by Savills (UK) Limited received by the City Council as local planning authority on 27 February 2019

The Noise Impact Assessment prepared by Clement Acoustics referenced 9780-ADR-01 Rev A and dated 26 February 2019 received by the City Council as local planning authority on 27 February 2019

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies H1, T1, T2, SP1 and DM1 of the Core Strategy for the City of Manchester.

Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from commercial premises located on King Street, Cross Street, Four Yards, St James' Square and South King Street shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken at all times to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (daytime) 55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Upon completion of the development and before the residential use becomes operational, 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 consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This shall include monitoring in the completed flats to confirm the internal levels are being achieved (including the 63 and 125 Hz octave bands). This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Prior to the commencement of the development, including demolition works a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- A Community Consultation Strategy;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Noise and vibration and dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards;
- An air quality assessment;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The construction and demolition works shall be carried out in accordance with the approved construction management plan.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

Prior to first occupation a scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs, which shall include details of the arrangements to be put in place and shall also identify the parties who will be responsible for managing the scheme, shall be submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future, pursuant to policies CC5 and DM1 of the Core Strategy and the National Planning Policy Framework.

No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle 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.

Before the development hereby approved is first occupied full details of a Travel Pack, which shall be provided by the sites management company to all residents of the building shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Pack means a document which includes information regarding access to sustainable modes of travel, including walking/cycling routes to nearby transport hubs, access to cycle parking, access to car club schemes and all other sustainable modes of transport that are available and measures to be put in place for the updating of the information. Any Travel Pack which has been approved by the City Council as local planning authority shall be provided to all new residents upon occupation of the apartments for as long as the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

Before the use hereby approved commences, a strategy for the servicing of the development to ensure no obstruction of the adjacent highways, including swept path analysis to demonstrate that a refuse vehicle can safely access/egress the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved strategy shall be complied with for the duration of the use.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, and EN19 of the Core Strategy.

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
Head of Planning, Building Control & Licensing