MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
OCM Luxembourg Manchester Aparthotel SARL C/o Agent	Mr Ryan McTeggart GL Hearn Vantage Point Hardman Street Spinningfields Manchester M3 3HF

Part 1 – Particulars of the application/development

Proposal: Change of use of aparthotel floorspace to extend restaurant units (Class A3) at ground and basement level, replacement plant at roof level, change of use of basement nightclub (sui generis) to create additional aparthotel rooms, ancillary aparthotel bar, ancillary gym and back of house areas for the aparthotel (Class C1). Provision of ancillary workspace at ground floor level and works to external facades of the building including the creation of a new entrance from Beaver Street, replacement plant at roof level, alterations to the Princess Street entrance, escape stairs and Whitworth Street entrance.

Location: 74 Princess Street, Manchester, M1 6JD

Date of application: 28 November 2017

Application number: 117601/FO/2017

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals and conditions needed that would allow the application to be approved.

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:

The location plan referenced LRW_7664_L(90)01 Rev A received by the City Council as local planning authority on 18 September 2017

The drawings referenced:

LRW_7664_L(20)15 Rev B
LRW_7664_L(20)16 Rev B
LRW_7664_L(20)17
LRW_7664_L(20)18 Rev B
LRW_7664_L(20)19
LRW_7664_L(20)20
LRW_7664_L(20)21
LRW_7664_L(20)22
LRW_7664_L(20)23
LRW_7664_A(32)01
LRW_7664_A(32)02
LRW_7664_A(32)03
LRW_7664_A(32)04
LRW_7664_A(32)05

all received by the City Council as local planning authority on 18 September 2017

LRW_7664_L(70)02 Rev A
LRW_7664_L(70)03
LRW_7664_L(70)10 Rev A
LRW_7664_L(70)11Rev A

all received by the City Council as local planning authority on 28 November 2017

LRW_7664_A(31)01
LRW_7664_A(31)05 Rev B
LRW_7664_A(31)06 Rev A
LRW_7664_A(31)07 Rev A
LRW_7664_A(31)08 Rev A
LRW_7664_A(31)09 Rev A
LRW_7664_A(31)10 Rev A
LRW_7664_A(31)11 Rev A
LRW_7664_A(35)01 Rev A
LRW_7664_A(42)01 Rev A
LRW_7664_A(43)01 Rev D
LRW_7664_A(80)04 Rev B
LRW_7664_A(80)05 Rev B
LRW_7664_L(00)132 Rev B
LRW_7664_L(00)133
LRW_7664_L(00)136 Rev A

LRW_7664_L(00)137
LRW_7664_L(20)01 Rev G
LRW_7664_L(20)02 Rev F
LRW_7664_L(20)03 Rev D
LRW_7664_L(20)04 Rev J
LRW_7664_L(20)05 Rev B
LRW_7664_L(20)06 Rev D
LRW_7664_L(20)07 Rev D
LRW_7664_L(20)08 Rev D
LRW_7664_L(20)09 Rev D
LRW_7664_L(20)10 Rev C
LRW_7664_L(20)11Rev C
LRW_7664_L(20)12 Rev C
LRW_7664_L(20)13 Rev D
LRW_7664_L(20)14 Rev C
LRW_7664_L(20)25 Rev B
LRW_7664_L(20)26 Rev B
LRW_7664_L(20)27
LRW_7664_L(20)28
LRW_7664_L(20)29
LRW_7664_L(20)30
LRW_7664_L(20)31
LRW_7664_L(20)32
LRW_7664_L(20)33
LRW_7664_L(35)01 Rev C
LRW_7664_L(35)02 Rev C
LRW_7664_L(35)03 Rev D
LRW_7664_L(35)109 Rev A
LRW_7664_L(43)01 Rev B
LRW_7664_L(43)02 Rev B
LRW_7664_L(43)03 Rev C
LRW_7664_L(43)04 Rev B
LRW_7664_L(43)05 Rev B
P0001.1

all received by the City Council as local planning authority on 21 February 2018

The following documents:

Access Statement prepared by David Bonnett Associates
Local Employment Agreement prepared by SACO
Acoustic Strategy Report prepared by Scotch Partners

all received by the City Council as local planning authority on 18 September 2017

Original Non Original Fabric note
Car Parking Management Statement rev 02 prepared by Transport Dynamics
Transport Statement rev 02 prepared by Transport Dynamics

all received by the City Council as local planning authority on 28 November 2017

The Heritage Statement prepared by Donald Insall Associates
LRW_7664_S(30)04A Central House - Remedial Works, Methodology & Finishes Applications prepared by SACO

The Comments Response sheets (points 5,6,8,9,11,14,15,16,31,32,33 and 34 only)

all received by the City Council as local planning authority on 21 February 2018

The Crime Impact Statement received by the City Council as local planning authority on 7 December 2017
The M&E Plans received by the City Council as local planning authority on 21 November 2017
The Waste Management Strategy prepared by WSP received by the City Council as local planning authority on 18 October 2017
The Comments Response sheets (points 6,8,11,14 only) received by the City Council as local planning authority on 19 January 2018
The Kitchen Extraction Strategy prepared by Applied Energy received by the City Council as local planning authority on 21 November 2017
Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, CC9, CC10, T1, EN1, EN3, EN19 and DM1 of the Core Strategy, saved policies DC19.1 and DC26 of the Unitary Development Plan and Sections 1, 2, 7, and 12 of the National Planning Policy Framework.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this permission, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

(a) The location and design of the proposed fire escape stair between first and ground floors;
(b) The design and extent of the raft ceiling to be installed within the basement corridor of Central House;
(c) The design and materials of the Atrium Floor/Galbraith Street;
(d) The design of the ground floor frontage of the Atrium including the main entrance doors;
(e) The method of removal of all redundant external louvres, lighting, CCTV, signage and vegetation;
(f) The method of the repair of existing windows;
(g) Full details of the works to windows to achieve the required acoustic insulation, which shall only include secondary glazing if proven necessary;
(h) The method of installation of the raised ceilings with chamfer detail on the identified areas of the upper floors of Central House;
(i) The method of the refurbishment of the existing grilles;
(j) Details of the new/replacement rain water goods and associated fixing brackets, which shall be cast iron;
(k) Specifications and materials for the repair of the masonry walls and floor of the Atrium/Galbraith Street;
(l) Internal door details for the doors of the Atrium/Galbraith Street;
(m) The design of the roof top plant screen;
(n) Details of the roof top plant and equipment;
(o) The size, design and finish of the external flue; and
(p) The method and extent of cleaning of the building elevations.

The works shall then be carried out only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the

character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of the development 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;

-Display of an emergency contact number;
-Details of Wheel Washing;
-Dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards;
-Compound locations where relevant;
-Location, removal and recycling of waste;
-Routing strategy and swept path analysis;
-Parking of construction vehicles and staff;
-Sheeting over of construction vehicles;
- Noise and vibration and dust emission that shall base the assessment on British Standard 5228 and any other relevant standards;
- A community consultation strategy;
-The phasing and quantification/classification of vehicular activity associated with planned construction;
- A dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site; and
- A demolition management statement.

Development 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 SO1, SO5, 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).

5) Notwithstanding the materials shown in the approved drawings and documents detailed in condition 2 of this decision and prior to the commencement of the external works hereby approved a programme for the issue of large scale samples and detailed specifications of all materials to be used on the external elevations and roof shall be submitted for approval in writing by the City Council, as Local Planning Authority. Samples and specifications of all materials detailed in the approved programme shall then be submitted and approved in writing by the City Council as local planning authority prior to any works relating to those items commencing on site and before any of the materials listed in the approved programme are utilised on the site. The development shall be constructed only using the approved materials and in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9, EN1 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) The restaurant, bar and gymnasium areas of the building shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved scheme shall be implemented in full before the use commences.

Upon completion of the development and before the new 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.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

7) Before the use hereby approved commences the hotel rooms shall be acoustically insulated against noise from Princess Street that has been 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 rooms 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 LAeq (individual noise events shall not 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.

In order to achieve this, the development hereby approved shall be carried out in accordance with the recommendations within the submitted acoustic report by Scotch Partners, dated September 2017.

Upon completion of the development and before the new 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.

Reason - To secure a reduction in noise from Princess Street and any other possible noise sources; in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

8) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

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.

Upon completion of the development and before the externally mounted equipment 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.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

9) The premises shall not be open outside the following hours:-

(a) Hotel (C1) - 24 hour operation daily
(b) Restaurant and bar areas (A3 and A4) - 06:30 to 00:00 daily
(c) Gymnasium - The hours of operation of the gymnasium use hereby approved shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the use. The approved use shall not operate outside of the approved hours of operation.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday
No loading or unloading is permitted on Sundays and Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

11) The scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Strategy prepared by WSP received by the City Council as local planning authority on 18 October 2017 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

12) Before the use hereby approved commences the scheme for the extraction of fumes, vapours and odours from the premises hereby approved as detailed in the Kitchen Extraction Strategy prepared by Applied Energy and the Acoustic Strategy Report prepared by Scotch Partners shall be fully implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

13) Before the development hereby approved is first occupied a Framework Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car
Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

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

14) 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.

15) No part of the development shall be occupied until a servicing strategy for Beaver Street including consideration of the need for a loading bay has been submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained for the duration of the use hereby approved.

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 SO1, SO5, SP1, DM1, CC5, CC10, T1 and EN19 of the Core Strategy.

16) The proposed development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of the submitted Crime Impact Statement dated 22/11/2017 and referenced URN: 2017/0906/CIS/01. These measures shall be fully implemented before the development hereby approved is first occupied and shall be maintained for the duration of the uses hereby approved.

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.

17) The access measures for disabled people to gain access into and throughout the premises as shown on the drawings referenced LRW_7664_L(20)01 Rev G, LRW_7664_L(20)02 Rev F, LRW_7664_L(20)03 Rev D, LRW_7664_L(20)04 Rev J, LRW_7664_L(20)05 Rev B, LRW_7664_L(20)06 Rev D, LRW_7664_L(20)07 Rev D, LRW_7664_L(20)08 Rev D and LRW_7664_L(20)09 Rev D and described in the Access Statement prepared by David Bonnett Associates shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

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.

The applicant/developer is advised to contact The Third Party Works Team (01782 779909) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust 'Code of Practice for Works affecting the Canal & River Trust.'

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Construction/demolition works shall be confined to the following hours:

- Monday - Friday: 07:30 - 18:00
- Saturday: 8.30 - 14:00
- Sunday / Bank holidays: No work

Noise to be kept to a minimum in the first hour. Any Night-time working/working outside of these hours will need to be discussed and agreed with Environmental Health via Contact Manchester (Tel. 0161 234 5004) prior to commencement of works of this nature.

The applicant is advised that any requirements for licensing, hoarding/scaffolding on the public highway and any associated temporary traffic management arrangements will need to be discussed with the City Council's Highways Applications and Network Resilience Teams via Contact Manchester (Tel. 0161 234 5004).

As development work will be taking place in the basement of this property, the applicant is advised to contact the Structures Team through Contact Manchester on 0161 234 5004.

Date: 23 March 2018

Signed: 

Julie Roscoe
Head 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 of 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 2017 until 31st December 2018