MANCHESTER CITY COUNCIL

Planning

Jack Naven
Telephone: 0161 219 2095
jack.naven@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Michael Percival
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Date: 14 May 2025

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: 142861/NMC/2025
Description: Non-material amendment to amend the wording of Conditions 13 (fumes) and 15 (commercial noise) to refer specifically to the ground floor commercial unit and to amend condition 26 (cycle parking) to reflect the correct number of cycle parking spaces required, attached to Planning Permission 132952/JO/2022 (as amended by 138954/NMC/2024 and 142449/NMC/2025).
Location: Union T2 , Water Street, Manchester, M3 4JQ

I refer to your application for a non-material amendment to planning permission reference 132952/JO/2022.

The proposal seeks to amend Planning Permission 132952/JO/2022, as amended by 138954/NMC/2024 and 142449/NMC/2025, by amending Conditions 13 (Fumes) and 15 (Commercial noise) to refer specifically to the ground floor commercial unit in both parts of the condition, and to amended condition 26 (Cycle parking) to reflect the correct number of cycle parking spaces required.

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority.

The proposed amended wording will maintain the intentions of Condition 13, which is supposed to relate to the commercial unit. The conditions across the original application are split into commercial and residential. The change in wording of will amend this.

The proposed amended wording will maintain the intentions of Condition 15, which relates to the commercial unit. Part a of the condition wording specifies 'before the flexible commercial space'. The wording simply corrects part b to reflect that it relates to the flexible commercial space.

The proposed amended wording will maintain the intentions of Condition 26 as it ensures that the required cycle parking will be provided for the development before occupation. The wording simply corrects the number of cycle spaces required by this condition from

412 to 336. This change is cycle parking numbers was amended as a part of 132952/JO/2022 and the updated cycle parking numbers were confirmed in the approved basement layout drawing and Transport Statement. The cycle parking numbers have also been approved in the discharge of condition 27 (Travel Plan) under application CDN/24/0960 to discharge conditions. MCC's Highway Services team have signed off on all these previously

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 132952/JO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132952/JO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

13) a) Commercial fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the commercial ground floor use commences; any works approved shall be implemented before the commercial ground floor use commences.

b) Prior to the operation of the commercial ground floor use, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have 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 agreed noise criteria.

Mixed use schemes shall ensure appropriate ventilation in the form of internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties. Alternative ventilation including carbon or water filters will be required if extraction is to be provided at the ground floor level.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to Core Strategy Policy DM1

15) a) Before the flexible commercial space hereby approved commences, the premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the development and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) 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 should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation of the flexible commercial space hereby approved, 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 acceptable

criteria have 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 agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

26) No part of the development shall be occupied until cycle parking spaces for 336 bicycles has been provided within the basement of the building, in accordance with the approved plans. These 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 transport mode, pursuant to policy T1 and policy DM1 of the City of Manchester Core Strategy.

Should you wish to discuss the matter further, please contact Jack Naven using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing