MANCHESTER CITY COUNCIL

Planning

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Ms Eithne FitzGerald
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Date: 16 April 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: 142367/NMC/2025
Description: Non-material amendment to Planning Permission 137941/FO/2023 to vary the approved layout plans to in relation to increase to the lift overrun; facade changes; and alternative layout for the accessible parking spaces and the removal of the layby on College Road
Location: Former Boddington Brewery Site, Land Off Great Ducie Street, Manchester, M2 5PE,

I refer to your application for a non-material amendment to planning permission reference 137941/FO/2023.

The proposed seeks to vary the approved layout plans to in relation to increase to the lift overrun; facade changes; and alternative layout for the accessible parking spaces and the removal of the layby on College Road.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 137941/FO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137941/FO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

DN0107-EXA-ZZ-GF-DR-L00101 P08, A3564-ASA-XX-XX-DR-A-0200 P12, DN0107-ASL-XX-XX-DR-A0201 P12, A3564-ASA-XX-XX-DR-A-0202 P03, A3564-ASA-XX-XX-DR-

A-0203 P03, A3564-ASA-XX-XX-DR-A-0204 P03, A3564-ASA-XX-XX-DR-A-0205 P03, A3564-ASA-XX-XX-DR-A-0206 P06, A3564-ASA-XX-XX-DR-A-0300 P08, A3564-ASA-XX-XX-DR-A-0301 P08, A3564-ASA-XX-XX-DR-A-0302 P08, A3564-ASA-XX-XX-DR-A-0303 P08, A3564-ASA-XX-XX-DR-A-0400 P09, A3564-ASA-XX-XX-DR-A-0401 P09, A3564-ASA-XX-XX-DR-A-0402 P08, A3564-ASA-XX-XX-DR-A-0403 P09, A3564-ASA-XX-XX-DR-A-0404 P09, A3564-ASA-XX-XX-DR-A-0405 P09, A3564-ASA-XX-XX-DR-A-0500 P05, A3564-ASA-XX-XX-DR-A-0501 P05, A3564-ASA-XX-XX-DR-A-0502 P05 and A3564-ASA-XX-XX-DR-A-0503 P05 recieved by the City Council, as Local Planning Authority, on the 10 March 2025

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.

14) Notwithstanding drawings A3564-ASA-XX-XX-DR-A-0502 Rev P05 and A3564-ASA-XX-XX-DR-A-0500 Rev P05 received by the City Council, as Local Planning Authority on the 10 March 2025, prior to any above ground works, final details of the reveals, soffits and vents shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include 1.5 brick reveals. The approved details shall be implemented as part of the development.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

19) Notwithstanding drawings DN0107-EXA-ZZ-0G-DR-L-00102 P02, DN0107-EXA-ZZ-0G-DR-L-00600 P02, DN0107-EXA-ZZ-0G-DR-L-00700 P02 and DN0107-EXA-ZZ-25-DR-L-00103 P02 received by the City Council, as Local Planning Authority on the 20 September 2023 and

DN0107-EXA-ZZ-0G-DR-L-00101 P08, DN0107-EXA-ZZ-0G-DR-L-00300 P08 and DN0107-EXA-ZZ-25-DR-L-00301 P03 received by the City Council, as Local Planning Authority on the 10 March 2025

(a) prior to any works commencing on the hard and soft landscaping scheme (including appropriate materials, specifications) details shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first occupation of the residential element of that phase of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

22) (a) Notwithstanding the Noise and Vibration Assessment prepared by Cundall received by the City Council, as Local Planning Authority on the 20 September 2023, prior to the first use of the commercial units as indicated on drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025, prior to the first use of each commercial unit, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively

(b) Prior to the first use of each commercial unit, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

25) Prior to use of each commercial unit, as indicated drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025, details of an appropriately sized refuse store and waste management strategy for the commercial element of the scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The details of the approved scheme shall be implemented prior to the first use of the commercial unit and shall remain in situ whilst the development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the commercial element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

26) Prior to the first use each commercial unit, as indicated drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

31) The commercial units hereby approved, as indicated on drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025, shall not be open outside the following hours:-

Monday to Saturday 08:00 to 23:30
Sundays (and Bank Holidays): 10:00 to 22:00

There shall be no amplified sound or any amplified music at any time within the unit unless agreed by planning condition 21.

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.

32) The commercial units as shown on drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

33) The commercial units, as indicated on drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 as received by the City Council, as Local Planning Authority 10 March 2025, can be occupied as Use Class E (excluding convenience retail and a gymnasium) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

34) Prior to the first use of each the commercial unit as indicated on drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;

b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;

c. Details of the proposed furniture, including any barriers;

d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;

e. days and hours of operation.

The approved plan shall be implemented upon first use of each commercial unit and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

35) Prior to the first occupation of the residential element of each phase, the cycle stores for that phase racks within the public realm shall be implemented in accordance with drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025 and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

43) Prior to the first occupation of the residential element, the installation 7kw fast charging electric car charging points to the 5 disabled bays, as shown on drawing A3564-ASA-ZZ-GF-DR-A-0200 P12 received by the City Council, as Local Planning Authority 10 March 2025, shall be implemented and remain available for as long as the development is in.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing