



Mr Davide Bertaggia
Hybrid Planning & Development
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG

Date: 6 January 2025

Dear Sir or Madam,

Class MA, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application No.: 141487/P3MAP/2024

Description: Prior Approval for change of use of commercial floorspace to 9x self-contained units with associated cycle and refuse storage.

Location: 102-104 Market Street, Manchester, M1 1PB

1) The City Council is satisfied that this development would have no material, harmful impact on the local highway network and transport, that there are no known contamination or flood risks at the site, that satisfactory arrangements can be made with regard to the management of noise and the provision of natural light to all habitable rooms. The proposal therefore complies with the requirements of policies SP1, T2 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester. and the requirements of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Approval is hereby granted in accordance with the ground floor plan, stamped as received by the City Council as Local Planning Authority on 28 March 2024 and the site location plan, stamped as received by the City Council as Local Planning Authority on 10 April 2024.

2) Notwithstanding the submitted documents, prior to the commencement of the development hereby approved, a construction management plan shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the following:

- the types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- a site plan for the development during the construction phase, to show the holding area and appropriate waste storage location.
- contractor parking and ongoing construction works in the locality, including consultation with local residents. This is particularly important given the constrained location and the need for existing adjacent properties to be able to continue to go about their business.
- details of an emergency contact telephone number.

The approved details shall be implemented in full as part of the development.

Reason - to protect the amenity of surrounding occupiers and in the interest of public safety and highways management pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

3) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Market Street, Fountain Street and surrounding routes shall be 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 such as the neighbouring commercial premises and ground floor retail premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
---------------------------------------	---

Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
--	------------

Due to the proximity of the development to the metrolink line it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

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 (Leq,5min), respectively.

b) Prior to first occupation of the residential units, a verification report shall 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 the internal 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

4) Notwithstanding the submitted documents, prior to the commencement of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to policies DM1, SP1 and EN19 of the Manchester Core Strategy (2012)

5) Notwithstanding the submitted documents, prior to the commencement of the development hereby approved, a servicing management plan shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall detail the frequency and location of all deliveries and servicing to the development, in conjunction with neighbouring units. The approved details shall be implemented in full as part of the development.

Reason - in the interest of highways safety and network management pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

6) The cycle parking scheme indicated on the submitted information (Drawing - Proposed 1216-(16)-102 FLOOR PLAN received by the City Council, as Local Planning Authority, on 11/11/2024) shall be provided prior to the first occupation of the flats hereby approved and be retained and permanently reserved for cycle 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.

Informatives

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,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing