



Planning

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Mr Joseph Mills
DAY Architectural Ltd
1st Floor Lancaster Buildings
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Date: 22 November 2024

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: 141389/NMC/2024

Description: Application to vary condition 18 (as approved under CDN/22/0445) to include the new glazing specification.

Location: Rammon House, 1 Portugal Street East, Manchester, M1 2WX

I refer to your application for a non-material amendment to planning permission reference 121099/FO/2018.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

Reason 2: The proposed amendments relate to changes to conditions planning condition 18 previously discharged under application ref no CDN/22/0445

Following discussions with MCC Environmental Protection Officers amendments to the glazing specification previously set out in the agreed acoustic insulation scheme under CDN/22/0445 have been agreed and need to be reflected in the discharge of the pre-commencement requirements of condition 18

The wording of Condition 18 therefore needs to be updated to reflect this revised glazing specification

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 121099/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121099/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

18) Condition 18 (Noise Impact Assessment): The development shall be implemented in accordance with the following:

Insulation measures set out within the Dragonfly Consulting -The Fairfax - Proposed Landlord Controls for Noise - Ground Floor Units document dated 29th March 2023 as amended by Recommendations within the Dragonfly ConsultingRG Group 'The Fairfax', Portugal Street East, Manchester Noise Impact Assessment DC3706-R1 June 2022 as amended by Day Architecture's Acoustic Note (e-mail 04-04-23) and in accordance with the MEP Services , The Fairfax, Façade Ventilation Openings details 26/07/2022 as amended by the Dragonfly Consulting's Note DC3706-L2v2 - The Fairfax - Proposed Variation to Glazing Specification dated 04-01-24

The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing