

Our Ref: EH/RM/04C201550

Your Ref: PP-13454279

15th October 2024

Jennifer Atkinson
Manchester City Council
531 Town Hall
Manchester
M60 2LA

Dear Jen,

Non-Material Amendment Following a Grant of Permission: Planning Permission 136492/FO/2023 at Land Off Great Ducie Street, Manchester

Avison Young ("AY") have been instructed on behalf of The LTE Group ("the Applicant") to submit a non-material amendment application under Section 96A of the Town and Country Planning Act (1990) in relation to full planning permission (ref: 136492/FO/2023), for a new educational building on land off Great Ducie Street ("the Site").

The application has been submitted electronically via the Planning Portal (Ref: PP-13454279). A payment of £363 has been made to the Planning Portal via BACS.

Background

The site is located in the area of Strangeways, north of Manchester City Centre, next to the Manchester Arena and Victoria Station. The site measures approximately 0.3 hectares (0.71 acres) and is located on the edge of the City Centre boundary. Phase Two of the Manchester College proposes the construction of a new Centre of Excellence for Business and Professional Services and will attach to the existing Phase One development which provides a Centre of Excellence for Digital and Creative Industries.

Planning permission was granted on 18th August 2023 for the following development at the site:

"Erection of new educational facility (Use Class F1 (a)) with associated amenity space, servicing, accessible parking bays, cycle storage and other works".

The Proposed Amendments

The Applicant is now moving into the detailed design stage of the development. However, in progressing to this stage, it has been recognised by the design team that the approved scheme would benefit from a slight amendment. These are summarised below.

Condition 2 (Approved Plans)

Condition 2 states that the development must be carried out in accordance with the approved plans and drawings. After a M&E and design review, several minor design revisions are required to allow for some glass type changes and the removal of a ground floor external door. The revisions will improve the overall design, operation and function of Manchester College, Phase Two.

The suggested amendments to the condition are set out below:

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

CCPH2-BBA-ZZ-00-DR-A-2051, CCPH2-BBA-ZZ-01-DR-A-2051, CCPH2-BBA-ZZ-02-DR-A-2051, CCPH2-BBA-ZZ-03-DR -A-2051, CCPH2-BBA-ZZ-04-DR-A-2051, CCPH2-BBA-ZZ-RF-DR-A-2051, CCPH2-BBA-ZZ-XX-DR-A-3001 Rev C03, CCPH2-BBA-ZZ-XX-DR-A-3002M Rev C03, CCPH2-BBA-ZZ-XX-DR-A-3003 Rev C02, CCPH2-BBA-ZZ-XX-DR-A-3004 Rev C02, CCPH2-BBAZZ-XX-DR-A-3102, CCPH2-BBA-ZZ-XX-DR-A-3103, CCPH2-BBA-ZZ-XX-DR-A-3200, CCPH2-BBA-ZZ-ZZ-DR-A-4301, CCPH2-BBA-ZZ-ZZ-DR-A-4302, B-B CCPH2-BBAZZ-ZZ-DR-A-7052, C-C CCPH2-BBA-ZZ-ZZ-DR-A-7053, CGI View 01 CCPH2-BB-ZZZZ-VS-A-0001-View 001_P02, CGI View 02 CCPH2-BB-ZZ-ZZ-VS-A-0001-View 002_P02 and CGI View 03 CCPH2-BB-ZZ-ZZ-VS-A-0001-View 003_P02

All stamped as received by the City Council, as Local Planning Authority, on the 16 March 2023

CCPH2-BBA-ZZ-ZZ-DR-A-1003 Rev P13 received by the City Council, as Local Planning Authority, on the 28 July 2023"

Condition 15 (Scheme for Acoustic Treatment)

Condition 15 currently requires information to be submitted in relation to the scheme for acoustic treatment of the premises prior to the first use. However, this condition is only relevant to entertainment noise / amplified music usage which is not proposed for Phase Two which is limited to teaching space. It is therefore suggested that the condition is reworded as follows:

"Notwithstanding the Noise Assessment Report prepared by Hoare Lea received by the City Council, as Local Planning Authority, on the 16 March 2023 (a) ~~Prior to the installation of any scheme for acoustic treatment Prior to the first use of the development hereby approved~~, details of a scheme for acoustic treatment of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to first use and thereafter retained and maintained.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10 dB below the LA90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, 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. 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”.

Summary

I trust that the enclosed information will enable you to validate the application in short order. It would be appreciated if you could please confirm safe receipt. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely



Rachel May
Associate
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For and on behalf of Avison Young (UK) Limited

Enc. GA Elevation (East) Greenstrip (dwg ref. CCPH2-BBA-ZZ-XX-DR-A-3001 Rev C03)
GA Elevation (West) Great Ducie Street (dwg ref. CCPH2-BBA-ZZ-XX-DR-A-3002M Rev C03)
GA Elevation (North) Access Road (dwg ref: CCPH2-BBA-ZZ-XX-DR-A-3003 Rev C02)
GA Elevation (South) Phase 1 (dwg ref: CCPH2-BBA-ZZ-XX-DR-A-3004 Rev C02)