MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Hanover Square Hospitality Group Ltd
C/o Agent

Agent (if used)

Lynsay Ewart
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 5 (Secure by Design) attached to planning permission 137851/JO/2023.

Location: 40 Chorlton Street, Manchester, M1 3HW

Date of application: 7 August 2024

Application number: 140721/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development.

Condition(s) attached to this decision

1) The development must be begun not later than 22.08.2021.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Site Location Plan, showing site edged red, (dwg ref. 4672-00000)
-Existing Site Plan (dwg ref. 4672-10000);
-Existing Level -02 Plan (dwg ref. 4672-00100);

-Existing Level -01 Plan (dwg ref. 4672-00101);
-Existing Level 00 Plan (dwg ref. 4672-00102);
-Existing Level 01 Plan (dwg ref. 4672-00103);
-Existing Level 02 Plan (dwg ref. 4672-00104);
-Existing Level 03 Plan (dwg ref. 4672-00105);
-Existing Level 04 Plan (dwg ref. 4672-00106);
-Existing Level Roof Plan (dwg ref. 4672-00107);
-Existing Elevations Canal Street (dwg ref. 4672-00110);
-Existing Elevations Chorlton Street (dwg ref. 4672-00111);
-Existing Elevations Richmond Street (dwg ref. 4672-00112);
-Demolition Plan Level -02 (dwg ref. 4672-10500);
-Demolition Plan Level -01 (dwg ref. 4672-10501);
-Demolition Plan Level 00 (dwg ref. 4672-10502 Rev A);
-Demolition Plan Level 01 (dwg ref. 4672-10503);
-Demolition Plan Level 02 (dwg ref. 4672-10504);
-Demolition Plan Level 03 (dwg ref. 4672-10505);
-Demolition Plan Level 04 (dwg ref. 4672-10506);
-Demolition Plan Level Roof (dwg ref. 4672-10507);
-Proposed Site Plan (dwg ref. 4672-20000);
-Proposed Level -02 Plan (dwg ref. 4672-00200);
-Proposed Level -01 Plan (dwg ref. 4672-00201);
-Proposed Level 00 Plan (dwg ref. 4672-00202 Rev A);
-Proposed Level 01 Plan (dwg ref. 4672-00203);
-Proposed Level 02-04 Plan (dwg ref. 4672-00204);
-Proposed Level 05 Plan (dwg ref. 4672-00205);
-Proposed Level 06 Plan (dwg ref. 4672-00206);
-Proposed Roof Plan (dwg ref. 4672-00207);
Received by the City Council, as Local Planning Authority, on 21/06/2018 (originally approved under app. ref. 120392/FO/2018)

-Proposed Elevation Canal Street (dwg ref. 00210 Rev A);
-Proposed Elevation Canal Street (Colour) (dwg ref. 00210 Rev A);
-Proposed Elevation Richmond Street (dwg ref. 00212 Rev A);
-Proposed Elevation Richmond Street (Colour) (dwg ref. 00212 Rev A);
-Proposed Chorlton Street Section (dwg ref. 00213)
Received by the City Council, as Local Planning Authority, on 28/06/2018 (originally approved under app. ref. 120392/FO/2018)

-Drawing - Proposed EXTERNAL LIGHTING AND SIGNAGE
-Drawing - Proposed 5062-HMA-CH-ZZ-DR-A-20201 REV C1 NORTH WEST (RICHMOND ST.) ELEVATION 20.2 GENERAL ARRANGEMENT ELEVATIONS
Received by the City Council, as Local Planning Authority, on 29/05/2023 (originally approved under app. ref. CDN/19/0131)

-Drawing - Proposed SIGNAGE (Document ref. Prior.Studio LEVEN Signage) received by the City Council as Local Planning Authority on 26/08/2021 (as originally partially discharged under app. ref. CDN/21/0633 relating to the hotel use on the upper floors)

-Drawing - Proposed 00211 Rev C STREET ELEVATION received by the City Council, as Local Planning Authority, on 29/07/2021 (originally approved under app. ref. 131203/NMC/2021)

-Drawing - Proposed M-300 C09 BASEMENT LEVEL 1 VENTILATION LAYOUT
-Drawing - Proposed M-301 C09 GF VENTILATION LAYOUT

-Drawing - Proposed M-302 C07 1F VENTILATION LAYOUT
-Drawing - Proposed M-303 C07 2F VENTILATION LAYOUT
-Drawing - Proposed M-304 C07 3F VENTILATION LAYOUT
-Drawing - Proposed M-305 C07 4F VENTILATION LAYOUT
-Drawing - Proposed M-306 C05 5F VENTILATION LAYOUT
-Drawing - Proposed M-307 C010 6F VENTILATION LAYOUT
-Drawing - Proposed M-601 C05 6F PLANT AREA
-Drawing - Proposed 00211 C ELEVATION -CHORLTON STREET
-Drawing - Proposed X9 PLANS RE CCTV
All received by the City Council, as Local Planning Authority, on 03/09/2021 (as originally partially discharged under app. ref. CDN/21/0648 relating to the hotel use on the upper floors)

-Drawing ref. 5062-HMA-CH-L6-DR-A-20110 Rev C5
-Drawing ref. 5062-HMA-CH-ZZ-DR-A-20310 Rev C1
All received by the City Council as Local Planning Authority on 08/11/2021 (originally discharged under app. ref. CDN/21/0633 relating to the hotel use on the upper floors)

-Drawing - Proposed M01 FLOOR PLAN
-Drawing - Proposed M02 FLOOR PLAN
-Drawing - Proposed M03 FLOOR PLAN
-Drawing - Proposed M04 FLOOR PLAN
-Supporting Information MEP SERVICES DESIGN SPECIFICATION
-Supporting Information RECIRCULATING EXTRACT UNIT
All received by the City Council, as Local Planning Authority, on 15/08/2023 (originally discharged under app. ref. CDN/23/0559 relating to the ground floor and basement restaurant/bar use)

-Drawing - Proposed ES_3_ REV 2 EXTERNAL ELEVATIONS
Received by the City Council, as Local Planning Authority, on 23/10/2023

-Drawing - Proposed ES_1_ REV 8 EXTERNAL ELEVATIONS
Received by the City Council, as Local Planning Authority, on 15/11/2023

Documents:
-Waste Management WASTE MANAGEMENT PROFORMA
-Design and Access Statement (prepared by Halliday Meecham Architects dated June 2017)
-Supporting Information CRIME IMPACT STATEMENT (prepared by Design for Security at Greater Manchester Police Ref 2006/0661/CIS/02 Rev A dated 26/05/2017)
-Heritage Statement (prepared by Stephen Levrant Heritage Architecture dated June 2017)
-Heritage Statement ADDENDUM NOTE (prepared by Stephen Levrant Heritage Architecture dated 14/06/2018)
-Ecology report BAT SURVEY (prepared by Angela Graham Bat Consultancy Service dated 11/11/2016)
-Ecology report BAT SURVEY ADDENDUM (prepared by Angela Graham Bat Consultancy Service dated 20/06/2018)
-Noise assessment or information ACOUSTIC REPORT (AECOM Ref. 60541568 dated 26/04/2017)
-Supporting Information Planning Statement (prepared by CBRE dated June 2018)
-Transport or Travel information TRANSPORT STATEMENT (prepared by Vectos ref.VN70807 dated May 2017)

-Transport or Travel information FRAMEWORK TRAVEL PLAN (prepared by Vectos ref.VN70807 dated May 2017)
-Design and Access Statement Addendum (prepared by Halliday Meecham Architects dated July 2017)
-Supporting Information VENTILATION STRATEGY STATEMENT (prepared by Warmsley Associates ref.1283-11-VENT STATEMENT dated June 2017)
All received by the City Council, as Local Planning Authority, on 21/06/2018 (originally approved under app. ref. 120392/FO/2018)

-Construction Environmental Management Plan - Manchester and Cheshire Construction/ Cringle Corporation - June 2018
-Feasibility Statement - Cringle Corporation Limited - June 2018

-Noise assessment or information (prepared by Waterman Infrastructure and Environment Ltd ref. WIE13555-100-R3.2.2 dated June 2018)
received by the City Council, as Local Planning Authority, on 28/06/2018 (originally approved under app. ref. 120392/FO/2018)

-Noise assessment or information ACOUSTIC DESIGN REPORT
-Supporting Information CONSTRUCTION PHASE PLAN
-Supporting Information CONDITION 5 DES MEASURES CRIME IMPACT STATEMENT
Received by the City Council, as Local Planning Authority, on 18/02/2019 (originally approved under app. ref. CDN/19/0131)

-Correspondence RE CONDITIONS received by the City Council, as Local Planning Authority, on 07/03/2019 (originally discharged under app. ref. CDN/19/0131)

-Supporting Information APPENDIX A ROAD RECEPTORS
-Supporting Information ENV-FOR-015 BE A GOOD NEIGHBOUR
-Supporting Information ENV-FOR-028 NOISE AND VIBRATION TOOLBOX TALK
-Supporting Information REV A DUST CONTROL STRATEGY
-Supporting Information SAF-FOR-159 NOISE ASSESSMENT FORM
-Supporting Information SAF-PROC-026 NOISE PROCEDURE
-Supporting Information SAF-PROC-040 HAND ARM VIBRATION PROCEDURE
Received by the City Council, as Local Planning Authority, on 14/05/2019 (originally approved under app. ref. CDN/19/0131)

-Correspondence EMAIL FROM AGENT RE: LIGHTING
-Supporting Information ELLIS2 TWOWAY PRODUCT SPECIFICATION
-Supporting Information MOTO HIGH POWER - SCREEN GLASS PRODUCT SPECIFICATION
Received by the City Council, as Local Planning Authority, on 29/05/2023 (originally approved under app. ref. CDN/19/0131)

-LEVEN Management Plan, 40 Chorlton Street
-Document ref. Survey And Site Specific RAMS
received by the City Council, as Local Planning Authority, on 26/08/2021 (originally discharged under app. ref. CDN/21/0633 relating to the hotel use on the upper floors)

-Supporting Information DRAWINGS AND SPECIFICATIONS
-Supporting Information SPECIFICATIONS AND DRAWINGS
-Noise assessment or information ACOUSTIC REPORT (ref WIE13555-100-TN-210323 Condition 16)

-Supporting Information CCTV SPECIFICATION
-Supporting Information DRAWINGS AND SPECIFICATIONS
-Supporting Information SPECIFICATIONS AND DRAWINGS
All received by the City Council, as Local Planning Authority, on 03/09/2021 (originally partially discharged under app. ref. CDN/21/0648 relating to the hotel use on the upper floors)

-Site Plan Smoking Area received by the City Council, as Local Planning Authority, on 22/09/2021 (originally discharged under app. ref. CDN/21/0633 relating to the hotel use on the upper floors)

-Supporting Information MEP SERVICES DESIGN SPECIFICATION
-Supporting Information RECIRCULATING EXTRACT UNIT
-Noise assessment or information (prepared by ACA Acoustics ref. 221015-R002)
-Noise assessment or information (prepared by ACA Acoustics ref. 221015-R001A)
-Supporting Information LEVEN MANAGEMENT PLAN
All received by the City Council, as Local Planning Authority, on 15/08/2023 (originally discharged under app. ref. CDN/23/0559 relating to the ground floor and basement restaurant/bar use)

-Northcot Brick (Supporting Information NORTHCOT BRICK TECHNICAL DATA SHEET PRODUCT SPECIFICATION - BRICK received by the City Council, as Local Planning Authority, on 29/01/2024)
-Flemish bond mortar
-Wormsley's brick and stone imitation mortar (Supporting Information WOMERSLEYS STONE & BRICK REPAIR MIX received by the City Council, as Local Planning Authority, on 29/01/2024)
-Window (Drawing - Proposed 2725-001 REV B MAYA 3-SOUTH EAST WINDOWS received by the City Council, as Local Planning Authority, on 29/01/2024)
-Door (Drawing - Proposed 2725-047 MAIN ENTRANCE DOOR AND FRAME received by the City Council, as Local Planning Authority, on 27/02/2024) For the avoidance of doubt, this element is discharged on the basis it is a fire door and should otherwise remain secured shut.
-Supporting Information MATERIAL SPECIFICATION FOR EXTERNAL FINISHES received by the City Council, as Local Planning Authority, on 27/02/2024
-Supporting Information DARTMOUTH TWIN GU10 PRODUCT SPECIFICATION - LIGHTING
-Supporting Information PROJECT NUMBER : 36846 LIGHTING ASSESSMENT
Both received by the City Council, as Local Planning Authority, on 07/02/2024
-Noise assessment or information ACOUSTIC ASSESSMENT received by the City Council, as Local Planning Authority, on 19/01/2024
All originally discharged under app. ref. CDN/24/0034 relating to the ground floor and basement restaurant/bar use

-Correspondence COVERING LETTER
-Supporting Information PREMISES LICENSE
Both received by the City Council, as Local Planning Authority, on 19/04/2024
-Supporting Information ACOUSTIC COMMISSIONING ASSESSMENT received by the City Council, as Local Planning Authority, 19/04/2024
-Supporting Information ACOUSTIC COMMISSIONING ASSESSMENT received by the City Council, as Local Planning Authority, 19/04/2024
All originally discharged under app. ref. CDN/24/0316 relating to the ground floor and basement restaurant/bar use

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy policies DM1 and SP1, and saved UDP policies DC10.1, DC10.2, DC18.1, DC26.1 and DC26.5

3) The development shall be carried out in accordance with the details approved under app. ref. CDN/19/0131 (Supporting Information MATERIAL SPECIFICATION received by the City Council, as Local Planning Authority, on 18/02/2019) and CDN/24/0034 (- Northcot Brick (Supporting Information NORTHCOT BRICK TECHNICAL DATA SHEET PRODUCT SPECIFICATION - BRICK received by the City Council, as Local Planning Authority, on 29/01/2024) Flemish bond mortar Wormsley's brick and stone imitation mortar (Supporting Information WOMERSLEYS STONE & BRICK REPAIR MIX received by the City Council, as Local Planning Authority, on 29/01/2024) Window (Drawing - Proposed 2725-001 REV B MAYA 3-SOUTH EAST WINDOWS received by the City Council, as Local Planning Authority, on 29/01/2024) Door (Drawing - Proposed 2725-047 MAIN ENTRANCE DOOR AND FRAME received by the City Council, as Local Planning Authority, on 27/02/2024) For the avoidance of doubt, this element is discharged on the basis it is a fire door and should otherwise remain secured shut. Supporting Information MATERIAL SPECIFICATION FOR EXTERNAL FINISHES received by the City Council, as Local Planning Authority, on 27/02/2024)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The development hereby approved shall be carried out in accordance with the details approved under app. ref. CDN/19/0131 (Drawing - Proposed EXTERNAL LIGHTING AND SIGNAGE; Drawing - Proposed 5062-HMA-CH-ZZ-DR-A-20201 REV C1 NORTH WEST (RICHMOND ST.) ELEVATION 20.2 GENERAL ARRANGEMENT ELEVATIONS; Correspondence EMAIL FROM AGENT RE: LIGHTING; Supporting Information ELLIS2 TWOWAY PRODUCT SPECIFICATION; Supporting Information MOTO HIGH POWER - SCREEN GLASS PRODUCT SPECIFICATION all received by the City Council, as Local Planning Authority, on 29/05/2023) and CDN/24/0034 (Supporting Information DARTMOUTH TWIN GU10 PRODUCT SPECIFICATION - LIGHTING; Supporting Information PROJECT NUMBER : 36846 LIGHTING ASSESSMENT Both received by the City Council, as Local Planning Authority, on 07/02/2024)

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) a) Notwithstanding the details approved under app. ref. CDN/19/0131 (Supporting Information CONDITION 5 DES MEASURES CRIME IMPACT STATEMENT received by the City Council, as Local Planning Authority, 18/02/2019) and under app. ref. CDN/21/0648 (Supporting Information CCTV SPECIFICATION; Supporting Information DRAWINGS AND SPECIFICATIONS; Supporting Information SPECIFICATIONS AND DRAWINGS; Drawing - Proposed X9 PLANS RE CCTV received by the City Council, as Local Planning Authority, on 03/09/2021), within one month of the date of the permission a scheme detailing how security measures based on Secure by Design principles shall be incorporated into the groundfloor and basement unit shall be submitted to and approved in writing by the City Council as local planning authority.

b) Within two months of the strategy in part a) being agreed, the strategy shall be implemented and verification provided to the City Council, as Local Planning Authority.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Core Strategy.

6) Signage shall be installed on the premises in accordance with the following:

-Document ref. Prior.Studio LEVEN Signage stamped as received by the City Council as Local Planning Authority on 26/08/2021.
(as originally partially discharged under app. ref. CDN/21/0633 relating to the hotel use on the upper floors)

-Drawing - Proposed 00211 C ELEVATION -CHORLTON STREET received by the City Council, as Local Planning Authority, on 03/09/2021 (as originally partially discharged under app. ref. CDN/21/0648 relating to the hotel use on the upper floors)

-Drawing - Proposed ES_1_ REV 8 EXTERNAL ELEVATIONS received by the City Council, as Local Planning Authority, on 15/11/2023

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy.

7) The construction management plan required for the works approved under app. ref. 120392/FO/2018 was approved under app. ref. CDN/19/0131 in accordance with the following details:

-Supporting Information CONSTRUCTION PHASE PLAN received by the City Council, as Local Planning Authority, on 18/02/2019

-Supporting Information APPENDIX A ROAD RECEPTORS
-Supporting Information ENV-FOR-015 BE A GOOD NEIGHBOUR
-Supporting Information ENV-FOR-028 NOISE AND VIBRATION TOOLBOX TALK
-Supporting Information REV A DUST CONTROL STRATEGY
-Supporting Information SAF-FOR-159 NOISE ASSESSMENT FORM
-Supporting Information SAF-PROC-026 NOISE PROCEDURE
-Supporting Information SAF-PROC-040 HAND ARM VIBRATION PROCEDURE
received by the City Council, as Local Planning Authority, on 14/05/2019

No construction management plan is required for the works hereby approved under app. ref. 137851/JO/2023.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy.

8) Notwithstanding the details approved under app. ref. CDN/21/0633 (Document ref. Survey And Site Specific RAMS stamped as received by the City Council as Local Planning Authority on 26 August 2021; Drawing ref. 5062-HMA-CH-L6-DR-A-20110 Rev C5 stamped as received by the City Council as Local Planning Authority on 08 November 2021; Drawing ref. 5062-HMA-CH-ZZ-DR-A-20310 Rev C1 stamped as received by the City Council as Local Planning Authority on 08 November 2021), details of any externally mounted telecommunications equipment to be mounted on any part of

the buildings hereby approved, including the roofs, shall be submitted to and approved in writing by the City Council, as local planning authority.

The development shall be implemented and operated in accordance with the approved details and shall remain in situ whilst the use or development is in operation.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

9) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

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

11) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority as approved under application reference CDN/24/0316:-

Monday to Wednesday: 12.00 - 03.00
Thursday to Sunday: 12.00 - 05.00

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

12) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the following details:

-Drawing - Proposed M-300 C09 BASEMENT LEVEL 1 VENTILATION LAYOUT
-Drawing - Proposed M-301 C09 GF VENTILATION LAYOUT
-Drawing - Proposed M-302 C07 1F VENTILATION LAYOUT
-Drawing - Proposed M-303 C07 2F VENTILATION LAYOUT
-Drawing - Proposed M-304 C07 3F VENTILATION LAYOUT
-Drawing - Proposed M-305 C07 4F VENTILATION LAYOUT
-Drawing - Proposed M-306 C05 5F VENTILATION LAYOUT
-Drawing - Proposed M-307 C010 6F VENTILATION LAYOUT
-Drawing - Proposed M-601 C05 6F PLANT AREA
-Supporting Information DRAWINGS AND SPECIFICATIONS
-Supporting Information SPECIFICATIONS AND DRAWINGS
All received by the City Council, as Local Planning Authority, on 03/09/2021 (as originally partially discharged under app. ref. CDN/21/0648 relating to the hotel use on the upper floors)

-Drawing - Proposed M01 FLOOR PLAN
-Drawing - Proposed M02 FLOOR PLAN
-Drawing - Proposed M03 FLOOR PLAN
-Drawing - Proposed M04 FLOOR PLAN
-Supporting Information MEP SERVICES DESIGN SPECIFICATION
-Supporting Information RECIRCULATING EXTRACT UNIT
all received by the City Council, as Local Planning Authority, on 15/08/2023

The approved scheme shall be implemented and operated in full and shall remain in situ whilst the use or development is in operation.

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

13) The development shall be carried out in accordance with the details approved under CDN/23/0559 (Noise assessment or information prepared by ACA Acoustics ref. 221015-R001A received by the City Council, as Local Planning Authority, on 15/08/2023), CDN/24/0034 (Noise assessment or information ACOUSTIC ASSESSMENT received by the City Council, as Local Planning Authority, on 19/01/2024) and CDN/24/0316 (Supporting Information ACOUSTIC COMMISSIONING ASSESSMENT received by the City Council, as Local Planning Authority, 19/04/2024).

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

14) Acoustic insulation relating to the residential part of the premises shall be installed in accordance with the following details:

-Noise assessment or information ACOUSTIC DESIGN REPORT received by the City Council, as Local Planning Authority, on 18/02/2019
-Correspondence RE CONDITIONS received by the City Council, as Local Planning Authority, on 07/03/2019
(originally discharged under app. ref. CDN/19/0131)

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Core Strategy.

15) a) Externally mounted ancillary plant, equipment and servicing, relating to the residential part of the premises, shall be installed in and/or acoustically treated in accordance with the following details:

-Noise assessment or information ACOUSTIC REPORT (ref WIE13555-100-TN-210323 Condition 16) received by the City Council, as Local Planning Authority, on 03/09/2023 (as originally partially discharged under app. ref. CDN/21/0648 relating to the hotel use on the upper floors)

The scheme shall be implemented in full and shall remain in situ for the lifetime of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Core Strategy.

16) a) Externally mounted ancillary plant, equipment and servicing, relating to the restaurant/bar use to the ground floor and basement, shall be installed in and/or acoustically treated in accordance with the following details:

-Supporting Information MEP SERVICES DESIGN SPECIFICATION
-Supporting Information RECIRCULATING EXTRACT UNIT

-Noise assessment or information (prepared by ACA Acoustics ref. 221015-R002)
All received by the City Council, as Local Planning Authority, on 15/08/2023

-Supporting Information ACOUSTIC COMMISSIONING ASSESSMENT received by the City Council, as Local Planning Authority, 19/04/2024 (approved under application reference CDN/24/0316)

The scheme shall be implemented in full before the groundfloor and basement use commences or as otherwise agreed in writing by the City Council, as local planning authority, and shall remain in situ for the lifetime of the development.

b) Prior to the operation of the scheme 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 of the Core Strategy.

17) The waste management arrangements shall be carried out in accordance with the following:

-Waste Management WASTE MANAGEMENT PROFORMA received by the City Council, as Local Planning Authority, on 21/06/2018

The waste management arrangements shall be implemented and operated in full 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 SP1 and DM1 of the Manchester Core Strategy (2012)

18) Arrangements for the management of smokers at the proposed hotel and restaurant / bar use shall be carried out in accordance with the following details:

-LEVEN Management Plan, 40 Chorlton Street received by the City Council, as Local Planning Authority, on 26/08/2021.
-Site Plan Smoking Area received by the City Council, as Local Planning Authority, on 22/09/2021.
(Both originally discharged under app. ref. CDN/21/0633 relating to the hotel use on the upper floors)

-Supporting Information LEVEN MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 15/08/2023
(Originally discharged under app. ref. CDN/23/0559 in relation to the restaurant/ bar use in the ground floor and basement)

Reason - To safeguard the amenities of the occupiers of nearby properties, and in the interests of pedestrians and the amenities of the area, pursuant to policy DM1 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

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:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 2 October 2024

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.