

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Bruntwood AV Limited
C/o Agent

Agent (if used)

Ms Rachel Hopkins
Deloitte Real Estate
Hanover Building
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: External alterations comprising alternations to loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system associated with refurbishment of existing offices, change of use of part of the lower ground floor to a gym (Use Class E(d)) and installation of a substation and plant within rear.

Location: 117 - 119 Portland Street, Manchester, M1 6ED

Date of application: 19 April 2024

Application number: 139763/FO/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. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) Dwgs 23-192 AXI L01 Existing Location Plan Rev 3-00 and 23-192 AXI S01 Existing Site Plan Rev 3-00

(b) 23-192 AXI 039 Lower Ground Floor Investigative Works Rev 3-00, 23-192 AXI 040 Ground Floor Investigative Works Rev 3-00, 23-192 AXI 041 First Floor Investigative Works Rev 3-00, 23-192 AXI 042 Second Floor Investigative Works Rev 3-00, 23-192 AXI 043 Third Floor Investigative Works Rev 3-00, 23-192 AXI 044 Fourth Floor Investigative Works Rev 3-00, 23-192 AXI 045 Existing External Elevations Rev 3-00, 23-192 AXI 045 External Investigate Works Elevations Rev 2.00, 23-192 AXI 059 Lower Ground Floor Main Strip Out Plan-Rev 3-00, 23-192 AXI 060 Ground Floor Main Strip Out Plan-Rev 3-00, 23-192 AXI 060 Ground Floor Main Strip Out Plan-Rev 3-00, 23-192 AXI 061 First Floor Main Strip Out Plan-Rev 3-00, 23-192 AXI 062 Second Floor Main Strip Out Plan-Rev 3-00, 23-192 AXI 063 Third Floor Main Strip Out Plan-Rev 3-00, 23-192 AXI 064 Fourth Floor Main Strip Out Plan-Rev 3-00, 23-192 AXI 099 Proposed Lower Ground Floor Plan-Rev 3-00, 23-192 AXI 100 Proposed Ground Floor Plan-Rev 3-00, 23-192 AXI 101 Proposed First Floor Plan Rev 3-00, 23-192 AXI 102 Proposed Second Floor Plan Rev 3-00, 23-192 AXI 103 Proposed Third Floor Plan Rev 3-00, 23-192 AXI 104 Proposed Fourth Floor Plan Rev 3-00, 23-192 AXI 120 Proposed M&E Sections Sheet 1 Rev 3-00, 23-192 AXI 121 Proposed M&E Sections Sheet 2 Rev 3-00, 23-192 AXI 130 Proposed External Elevation Repairs-Rev 3-00, 23-192 AXI 140 Proposed External Escape Door Details Rev 3.00, 23-192 AXI 141 Proposed Gable End Elevation Rev 3-00, 23-192 AXI 142 Proposed Main Entrance Door-Rev 3-00, 23-192 AXI 299 Proposed Lower Ground Floor RCP Rev 3-00, 23-192 AXI 300 Proposed Ground Floor RCP Rev 3-00, 23-192 AXI 301 Proposed First Floor RCP Rev 3-00, 23-192 AXI 302 Proposed Second Floor RCP Rev 3-00, 23-192 AXI 303 Proposed Third Floor RCP Rev 3-00, 23-192 AXI 304 Proposed Fourth Floor RCP Rev 3-00, 23-192 AXI 398 Proposed Partitions Details-Rev 3-00, 23-192 AXI 399 Proposed Lower Ground Floor Partition Plan-Rev 3-00, 23-192 AXI 400 Proposed Ground Floor Partition Plan-Rev 3-00, 23-192 AXI 401 Proposed First Floor Partition-Rev 3-00, 23-192 AXI 402 Proposed Second Floor Partition-Rev 3-00, 23-192 AXI 403 Proposed Third Floor Partition Plan-Rev 3-00, 23-192 AXI 404 Proposed Fourth Floor Partition Plan-Rev 3-00, 23-192 AXI 409 Proposed Lower Ground Floor Small Power Rev 3-00, 23-192 AXI 410 Proposed Ground Floor Small Power-Rev 3-00, 23-192 AXI 411 Proposed First Floor Small Power-Rev 3-00, 23-192 AXI 412 Proposed Second Floor Small Power Rev 3-00, 23-192 AXI 413 Proposed Third Floor Small Power-Rev 3-00, 23-192 AXI 414 Proposed Fourth Floor Small Power Rev 3-00, 23-192 AXI 420 Proposed Fire Ceiling Location Plans and Details-rev 3.00, 23-192 AXI 521 Proposed Typical Goods Lift Work Pod Details-rev 3.00, 23-192 AXI 522 Proposed Typical Meeting Room Details-rev 3.00, 23-192 AXI 523 Typical Light Well Table Detail-Rev 3-00, 23-192 AXI 542 Proposed Fourth Floor Meeting Room Details-rev 3.00, 23-192 AXI 543 Proposed Fourth Floor Small Meeting Room Details-rev 3.00, 23-192 AXI 590 Proposed External Plant Louvre Details Rev 3-00, 23-192 AXI 599 Proposed Lower Ground Floor Wall Finishes Plan-Rev 3-00, 23-192 AXI 600 Proposed Ground Floor Plan Wall Finishes Plan-Rev 3-00, 23-192 AXI 601 Proposed First Floor Plan Wall Finishes Plan-Rev 3-00, 23-192 AXI 602 Proposed Second Floor Plan Wall Finishes Plan-Rev 3-00, 23-192 AXI 603 Proposed Third Floor Plan Wall Finishes Plan-Rev 3-00, 23-192 AXI 604 Proposed Fourth Floor Plan Wall Finishes Plan-Rev 3-00, 23-192 AXI 609 Proposed LGF Floor Finishes-Rev 3-00, 23-192 AXI 610 Proposed GF Floor Finishes-Rev 3-00, 23-192 AXI 611 Proposed 1F Floor Finishes-Rev 3-00, 23-192 AXI 612 Proposed 2F Floor Finishes-Rev 3-00, 23-192

AXI 613 Proposed 3F Floor Finishes-Rev 3-00, 23-192 AXI 614 Proposed 4F Floor Finishes-Rev 3-00,
23-192 AXI 619 Proposed LGF Ceiling Finishes-Rev 3-00, 23-192 AXI 620 Proposed GF Ceiling Finishes-Rev 3-00, 23-192 AXI 621 Proposed 1F Ceiling Finishes-Rev 3-00, 23-192 AXI 622 Proposed 2F Ceiling Finishes-Rev 3-00, 23-192 AXI 623 Proposed 3F Ceiling Finishes-Rev 3-00,
23-192 AXI 624 Proposed 4F Ceiling Finishes-Rev 3-00, 23-192 AXI 699 Proposed LGF Fire Strategy-Rev 3-00, 23-192 AXI 700 Proposed Ground Floor Fire Strategy-Rev 3-00, 23-192 AXI 701 Proposed First Floor Fire Strategy-Rev 3-00, 23-192 AXI 702 Proposed Second Floor Fire Strategy-Rev 3-00, 23-192 AXI 703 Proposed Third Floor Fire Strategy-Rev 3-00, 23-192 AXI 704 Proposed Fourth Floor Fire Strategy-Rev 3-00, 23-192 AXI 920 Typical Type A Window Details-Rev 3-00, 23-192 AXI 921 Typical Type B Window Details-Rev 3-00, 23-192 AXI 922 Typical Type C Window Details-Rev 3-00, 23-192 AXI 923 Typical Type D Window Details-Rev 3-00;

(c) Scaffolding Strategy on the basis that any holes in the mortar are repaired using matching materials and finish;

(d) Responses within Design Section of Deloitte's Responses to Consultation Document stamped as received on 23-05-24;

(e) 117-119 Portland Street Manchester, M&E Services and Extraction Statement Version 01 by Kaizen stamped as received on 15-04-24;

(f) 117 119 Portland Street Fabric Repair Strategy by Bruntwood Sci Tech stamped as received on 15-04-24;

(g) 117-119 Portland Street, Manchester, Results of Architectural Paint Research, 29/02/2024 stamped as received on 15-04-24;

(h) 117-119 Portland Street Manchester, Energy Statement by Kaizen stamped as received on 15-04-24; and

(i) 117-119 Portland Street Manchester, Structural Report for Planning stamped as received on 15-04-24

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC7, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.

3) Notwithstanding the details as set out in condition 2 above, for each of the following items, no works shall commence unless and until materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority:

- a) Front door from Portland Street.
- b) Fire Escape and loading bay
- c) Gable end louvres
- d) Plant screen to rear courtyard

The approved details shall be implemented as part of the development and thereafter retained and maintained.

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 Gym use shall operate in accordance with the following hours:

6am to 8pm Monday to Friday

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

5) (a) Notwithstanding the details within the Sol Acoustics, 27 March 2024) before the fitting out of the gym area as shown in dwg 099 LOWER GROUND FLOOR PLAN commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the office accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. This should take into account the ProPG: Gym Acoustics Guidance, which includes the use of G curves to form the basis of the acoustic design. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

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.

The approved noise insulation scheme shall be completed before the use of the gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use

(b) Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts on the accommodation above arising directly from the proposed development 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.

Reason - To secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

6) a) Prior to any implementation of any plant associated with (a) the office accommodation and (b) the gym a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment and substation associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme(s) shall be completed before the (a) office accommodation and (b) the Gym are occupied.

b) Prior to occupation a verification report(s) shall be submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved details shall be implemented and remain in place for as long as the above uses are operational

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

7) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

Dust suppression measures;
Compound locations where relevant;
Details of an emergency contact telephone number;
A community consultation plan;
Sheeting of construction vehicles;
Compound locations where relevant;
Location, removal and recycling of waste;
Details of types and frequency of vehicles accessing the site routing strategy and swept path analysis;

The document should also consider management of contractor parking and ongoing construction works in the locality

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

9) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

a) Final details of the grills to the gable wall and any associated cills to include full fabrication dwgs with all sections of the metalwork dimensioned;

b) Detailed design, sections and samples of materials for the new entrance to the archway;

c) Finishes to main entrance on Portland Street and how this ties in with the existing / proposed finishes;

d) A strategy and details including samples of all repair works to include detailed specification, mortar mix to be subject to final agreement on site; and

e) Details of the location and detailing of all M and E, building services including electrics, plumbing, telecommunications, fire/security alarms and CCTV cameras (and associated cabling, containment and equipment) along with final details of these items.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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:

http://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.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.
Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

*The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions. [Currently January 2024, Version 2.2]

** (For city centre major developments) In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.

Date: 14 June 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 his 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.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024