

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

Mr James Nichols
Great John Street Hotel Limited
Fifth Floor
Voyager House
Chicago Avenue
Manchester Airport
Manchester
M90 3DQ

Agent (if used)

Ms Katie Daniels
Euan Kellie Property Solutions
Neo
9 Charlotte Street
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M1 4ET

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Approved Plans) of Planning Permission 126750/FO/2020, consisting of alterations to roof plant deck, an increase of roof extension floorspace, and the removal of secondary glazing and replacement of window glass with Histo-glass.

Location: Great John Street Hotel, Great John Street, Manchester, M3 4FD

Date of application: 13 May 2024

Application number: 139994/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 applications. This has included ongoing discussions about the need for more information and has included extensive pre application advice.

Condition(s) attached to this decision

- 1) The development shall have commenced not later than 18 December 2023.

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:

The location plan referenced 11116-EPR-00-00-TP-A-0001 Rev P01

The drawings referenced:

11116-EPR-00-00-TP-A-01-0300 Rev 02

11116-EPR-00-B1-TP-A-02-0410 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-GF-TP-A-02-0411 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-MG-TP-A-02-0412 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-01-TP-A-02-0413 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-M1-TP-A-02-0414 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-02-TP-A-02-0415 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-M2-TP-A-02-0416 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-03-TP-A-02-0417 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-XX-TP-A-02-0418 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-GF-TP-A-03-0325 Rev 02

11116-EPR-00-01-TP-A-03-0326 Rev 02

11116-EPR-00-SO-TP-A-04-0430 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-WE-TP-A-04-0431 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-NO-TP-A-04-0432 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-EA-TP-A-04-0433 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-AA-TP-A-05-0440 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-BB-TP-A-05-0441 Rev B received by the City Council as local planning authority on 10 May 2024

11116-EPR-00-XX-TP-A-41-0011 Rev 02

11116-EPR-00-XX-TP-A-27-1000 Rev 01

11116-EPR-00-RF-TP-A-27-1001 Rev 01

11116-EPR-00-03-DR-A-31-0421 Rev - received by the City Council as local planning authority on 3 July 2024

0186 - 101 Rev A

0186 - 102 Rev E

0186 - 201 Rev A

0186 - 202 Rev D

11116-EPR-00-XX-TP-A-42-0020 Rev 02

11116-EPR-00-TP-A-02-210 Rev 03 received by the City Council as local planning authority on 27 January 2021

1116-EPR-00-00-TP-A-02-0320 Rev 01 received by the City Council as local planning authority on 27 January 2021

418 154EMK (8no. drawings) received by the City Council as local planning authority on 20 October 2021
482038-4 Rev - received by the City Council as local planning authority on 20 October 2021
01 Rev C received by the City Council as local planning authority on 20 October 2021
J6211 02 Rev H received by the City Council as local planning authority on 20 October 2021

The following documents:

Planning Statement (prepared by Euan Kellie Property Solutions)
Design & Access Statement - Rev A dated April 2024 and prepared by EPR received by the City Council as local planning authority on 3 July 2024
The Level 3 Historic Building Record & Features of Historic Interest Audit prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 20 January 2021
Heritage Assessment Revision A 01 December prepared by Stephen Levrant Heritage Architecture
The Addendum Heritage Statement prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 3 July 2024
Energy Statement P02 April 2020 (prepared by WSP)
Ventilation, Extraction and Odour Statement P01 April 2020 (prepared by WSP)
Noise Assessment Rev 02 July 2020 (prepared by WSP)
Security Strategy & Plans (prepared by WSP)
MCC Waste Proforma (prepared by EPR)
Exterior Lighting Specification 0186-SC1 (prepared by Studio 29)
Operational Management Plan, 01 December 2020 (prepared by THG)
External Materials Sample Sheet (Ref. 11116_GJS TP_External Material Samples FINAL) received by the City Council as local planning authority on 22 January 2021
External Material Drawing (Ref. 11116-EPR-00-XX-DR-A-TP-4000) received by the City Council as local planning authority on 22 January 2021
The Method Statement prepared by Trace Basements received by the City Council as local planning authority on 27 January 2021

The letter from Euan Kellie Property Solutions dated 9 May 2024
The email from Euan Kellie Property Solutions dated 19 June 2024

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) The materials described within the External Materials Sample Sheet (Ref. 11116_GJS TP_External Material Samples FINAL) and the External Material Drawing (Ref. 11116-EPR-00-XX-DR-A-TP-4000) both received by the City Council as local planning authority on 22 January 2021 and shown on the Sample Panel (delivered to Manchester City Council March 2021) shall be used in the construction of the development.

The development shall be constructed only using these approved materials.

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, pursuant to policies SP1 and DM1 of the Core Strategy.

4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Upon completion of the development and before the use of the equipment, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the odour statement report and subject to additional requirements set out below. The report shall also include photographs of the filters and odour abatement in situ within the ductwork before being boxed along with a diagram and photographs of the inspection access hatches.

Any instances of non-conformity with the recommendations in the report or approved measures shall be detailed along with any measures required to ensure compliance with the agreed criteria.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

5) The external lighting shall be installed fully and only in accordance with the following plans and schedule so as to control glare and overspill onto nearby residential properties.

0186 - Great John Street Hotel DIALux Report

Existing South Lighting Elevation	0186 - 101 Rev A
Proposed South Lighting Elevation	0186 - 102 Rev E
Existing Exterior Roof Lighting Plan	0186 - 201 Rev A
Proposed Exterior Roof Lighting Plan	0186 - 202 Rev D
Existing East Lighting Elevation	0186 - 103 Rev /
Existing North Lighting Elevation	0186 - 105 Rev /

All illumination of the terrace shall be turned off outside the hours of use of the terrace, in accordance with Condition 9 of this consent.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

6) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoining residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development a verification report will 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 acceptable criteria has 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 noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

7) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme 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 site. The approved scheme shall be completed before the premises is occupied.

b) Upon completion of the development a verification report will 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 noise criteria has 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 policies SP1 and DM1 of the Core Strategy.

8) The rooftop extension shall be restricted to the hours of:

07:00 to 23:30 Sunday to Thursday

08:00 to 02:00 Friday and Saturday.

When music events are taking place inside the rooftop extension, blinds shall be drawn on all glazing in order to minimise the impact of any flashing lights and other illumination.

Access is to be restricted to the roof terrace in accordance with the hours of operation of the terrace.

Reason - In order to protect the residential amenities of the area, and nearby apartments, pursuant to policies SP1 and DM1 of the Core Strategy

9) Use of the rooftop terrace shall be restricted to the hours of:

07:00 to 22.30 Sunday to Thursday

07:00 to 23:00 on Friday and Saturday.

All illumination of the terrace shall be turned off outside the hours of use of the terrace. Amplified music will not be permitted on the terrace at any time.

Reason - In order to protect the residential amenities of the area, and nearby apartments, pursuant to policies SP1 and DM1 of the Core Strategy.

10) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday.

10:00 to 18:00 Sunday/Bank Holiday.

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

11) Within 3 months of the date of this decision, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff;
- o Sheeting over of construction vehicles; and
- o Details of how access to adjacent properties would be maintained.

Development shall be carried out in accordance with the approved construction management plans.

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

12) Condition 12 of application referenced 126750/FO/2020 is hereby deleted.

13) (a) Within 3 months of the date of this decision, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

(c) Three months prior to the first use of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships;

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives;

(d) Within 6 months of the first occupation of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above.

Reason - To ensure that the details of the development is acceptable to the City Council as local planning authority in the interests of disabled people, pursuant to policies SP1 and 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: 8 July 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.