MANCHESTER
CITY COUNCIL

Planning

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Mrs Caroline Payne
Emery Planning
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Date: 16 May 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: 139862/NMC/2024
Description: Non-Material Amendment to conditions 7 (noise-residential accommodation), 16 (Pavements) and 18 (Travel plan) of planning permission 131730/JO/2021 to extend the timescales for submission of details.
Location: Land Off Oldham Street And Spear Street, Manchester, M4 1LF

I refer to your application for a non-material amendment to planning permission reference 131730/JO/2021.

Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Conditions 7 (Noise - Residential Accommodation), 16 (Pavements) and 18 (Travel Plan) of application referenced 131730/JO/2021 to allow four months from the date of this decision to submit the required information for approval in writing by the City Council as local planning authority is 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 amendment to the description will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

The re-wording of condition 7, 16 and 18 of application referenced 131730/JO/2021 is requested as the contractors who were managing the project left the project without formally discharging the conditions within the timescales and the applicant is seeking to resolve this via this application. The applicant has confirmed that the relevant work has now been instructed and advise that the additional 4 months would allow for the work to be carried out, submitted and discharged within approved timescales.. The wording of Conditions 7, 16 and 18 is therefore amended to change the timescales for submission of the information required by the conditions as applied for. It should be noted that this letter of consent does not supersede the decision notice attached to listed building consent 131730/JO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the consent referenced 131730/JO/2021, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also apply:

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 131730/JO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131730/JO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

7) The residential accommodation within the development shall be acoustically insulated against noise from Oldham Street and Spear Street fully and only in accordance with the information within the report by Hann Tucker referenced 24535/AR1 and dated 24 May 2019 as approved by the City Council as local planning authority under application reference CDN/18/0389 on 25 July 2019. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Upon completion of the development and within 4 months of the date of this decision, 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 above criteria is 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. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the first occupation of the residential accommodation along with a timescale that confirms when any necessary changes will be implemented.

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

16) Details of the high-quality materials to be used for the footpaths of Oldham Street, Warwick Street, Bradley Street and Houldsworth Street and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority within 4 months of the date of this decision. These works shall include dropped kerbs and tactile paving adjacent priority junctions. Any works approved by the City Council as local planning authority shall be implemented in full within four months of the date of this decision.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policies EN1, T1, CC10, EN1, EN3, CC9, DM1 and SP1; of the Core Strategy and saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

18) The approved Travel Plan prepared by WYG Transport dated January 2019 shall be implemented in full at all times when the development hereby approved is in use.

Within four months of the date of this decision, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) (a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time) shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Should you wish to discuss the matter further, please contact Emily Booth using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing