

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

Strathclyde Pension Fund C/o DTZ
Investors
C/o Agent

Agent (if used)

Miss Katie Parfett
Savills (UK) Limited
Belvedere
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Plans) and submission of information in relation to Condition 3 (Full and Final Details) attached to Planning Permission 129850/FO/2021

Location: 58-66 King Street & 47-53 South King Street, Manchester, M2 4ND

Date of application: 5 March 2024

Application number: 139103/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

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) attached to this decision

- 1) The development must be begun not later than the 5 January 2025.

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 11702-AEW-XX-SI-DR-A-0500 Rev P02 received by the City Council as local planning authority on 26 March 2021

The following drawings referenced:

1176-PHL-KS-1-DR-M-401 Rev P2
1176-PHL-KS-0-DR-M-402 Rev P3
1176-PHL-KS-1-DR-M-408

Received by the City Council as local planning authority on 1st April 2021

11702-AEW-XX-00-DR-A-5005 Rev P01
11702-AEW-XX-00-DR-A-5006 Rev P01
1176-PHL-KS-1-DR-M-301

Received by the City Council as local planning authority on 27 August 2021

11702-AEW-XX-ZZ-DR-A-0547 Rev P02

Received by the City Council as local planning authority on 3 December 2021

11702-AEW-XX-00-DR-A-0620 Rev P01
11702-AEW-XX-01-DR-A-0621 Rev P01
11702-AEW-XX-02-DR-A-0622 Rev P01
11702-AEW-XX-03-DR-A-0623 Rev P01
11702-AEW-XX-04-DR-A-0624 Rev P01
11702-AEW-XX-B1-DR-A-0626 Rev P01
11702-AEW-XX-B1-DR-A-0627 Rev P01
11702-AEW-XX-ZZ-DR-A-0643 Rev P01
11702-AEW-XX-ZZ-DR-A-0644 Rev P01
11702-AEW-XX-ZZ-DR-A-0645 Rev P01
11702-AEW-XX-ZZ-DR-A-0646 Rev P01
11702-AEW-XX-ZZ-DR-A-0647 Rev P01
11702-AEW-XX-ZZ-DR-A-0648 Rev P01
11702-AEW-XX-04-DR-A-6072 Rev C02

The drawings prepared by UK Structural Glazing referenced WF-1, WF-2, WF-4, WF-5, WF-6, WF-7, WF-8 and WF-9

Received by the City Council as local planning authority on 26 January 2024

11702-AEW-XX-05-DR-A-0625 Rev P02
11702-AEW-XX-ZZ-DR-A-0640 Rev P02
11702-AEW-XX-ZZ-DR-A-0641 Rev P02
11702-AEW-XX-ZZ-DR-A-0642 Rev P02
11702-AEW-XX-XX-DR-A-7001 Rev P02

Received by the City Council as local planning authority on 25 April 2024

Noise and Vibration Planning Report (Prepared by Sandy Brown, Reference 20270-R02-F dated 08 October 2021) - Received 10 December 2021
Waste Management Strategy (Appendix E Proforma for Planning Applications, undated) - Received 26 March 2021

The Internal & External Finishes Schedule, prepared by AEW received by the City Council as local planning authority on 26 January 2024.

The Johnson's Trade, Touprelith F Specification sheets for paint, primer and gloss received by the City Council as local planning authority on 26 January 2024.

The method statement prepared by Structures Group received by the City Council as local planning authority on 26 January 2024

The ubbink and nuaire specification sheets received by the City Council as local planning authority on 26 January 2024

The Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024

The Leaded Lights - Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024

The email from weirmillgj@hotmail.com dated 14 December 2023 received by the City Council as local planning authority on 26 January 2024

The drawings referenced from 4052-KIN-XX-02-DR-M-5200 Rev C4 to 4052-KIN-ZZ-B1-DR-M-5700 Rev P2 (100 drawings) received by the City Council as local planning authority on 26 January 2024

The photographs of hanging ceiling and cornicing design received by the City Council as local planning authority on 26 January 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1.

3) The works in relation to each of the following items shall be carried out fully and only in accordance with the letter from Savills dated 15 dated 15 January 2024 and the following documents:

(a) The Internal & External Finishes Schedule, prepared by AEW and the Johnson's Trade, Touprelith F Specification sheets for paint, primer and gloss received by the City Council as local planning authority on 26 January 2024.

(b) The method statement prepared by Structures Group received by the City Council as local planning authority on 26 January 2024 in relation to the making good stonework following removal or roller shutters.

(c) The drawings referenced 11702-AEW-XX-RF-DR-A-6055 Rev P02 and 4052-KIN-XX-04-SK-M-5805 Rev C1 and ubbink and nuaire specification sheets received by the City Council as local planning authority on 26 January 2024 in relation to the design of air vents to the roof.

(d) The drawing referenced 11702-AEW-XX-ZZ-DR-A-0640-S2-P02 received by the City Council as local planning authority on 25 April 2024 in relation to the detailed design of fanlight above entrance.

(e) The Removal & Installation Methodology prepared by UK Structural Glazing Details, the drawing referenced 11702-AEW-XX-04-DR-A-6072 Rev C02 and the drawings prepared by UK Structural Glazing referenced WF-1, WF-2, WF-4, WF-5, WF-6, WF-7,

WF-8 and WF-9 received by the City Council as local planning authority on 26 January 2024 in relation to repairs, replacement windows and secondary glazing.

(f) The Leaded Lights - Removal & Installation Methodology prepared by UK Structural Glazing Details received by the City Council as local planning authority on 26 January 2024 in relation to repairing the retained stain glass window.

(g) The email from weirmillgj@hotmail.com dated 14 December 2023 received by the City Council as local planning authority on 26 January 2024 in relation to the internal or external repairs.

(h) The drawings referenced from 4052-KIN-XX-02-DR-M-5200 Rev C4 to 4052-KIN-ZZ-B1-DR-M-5700 Rev P2 (100 drawings) received by the City Council as local planning authority on 26 January 2024 in relation to details of internal and external M&E (including mechanical ventilation) and method of installation.

(i) The drawings referenced 111702-AEW-XX-ZZ-DR-A-0640 P02, 11702-AEW-XX-ZZ-DR-A-0641 P02, 11702-AEW-XX-ZZ-DR-A-0642 P02, 11702-AEW-XX-RF-DR-A-0625 P02 received by the City Council as local planning authority on 25 April 2024 in relation to removal of any existing external M&E installations including making good of brickwork and stonework.

(j) The photographs of hanging ceiling and cornicing design received by the City Council as local planning authority on 26 January 2024.

The specific areas of work, as individually identified above, shall only thereafter be implemented in full accordance with the above details.

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.

4) The approved scheme for the storage and disposal of refuse as detailed within the completed waste management proforma received by the City Council as local planning authority on 26 March 2021 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health in accordance with Policy EN19 of the Core Strategy for the City of Manchester.

5) The measures detailed within the BWB air quality assessment dated June 2022 reference 220183 received by the City Council as local planning authority on 8 July 2022 shall be complied with for the duration of all construction works taking place on site.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

6) The information within the Resident's Travel Information Pack prepared by CA received by the City Council as local planning authority on 8 July 2022 shall be fully implemented and complied with for the duration of the approved use.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

7) Prior to the occupation of the development hereby approved, a Crime Prevention and Security Management Plan shall be produced and submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the approved measures have been fully implemented.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

8) The construction works shall be carried out fully and only in accordance with the Construction Management Plan prepared by Caneparo Associates dated September 2022 received by the City Council as local planning authority on 7 September 2022.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

9) a) Any plant and associated equipment shall be implemented in accordance with the noise levels and attenuation targets as set out in Section 7 (Plant Noise Egress) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

b) Prior to occupation of the development 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1.

10) a) The development shall be implemented in accordance with the noise levels and attenuation targets as set out in Sections 8 (Facade Sound Insulation - Noise Ingress) & 9 (Operational Noise Limits) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

The approved noise insulation scheme/s and vibration and reradiated noise mitigation measures shall be completed prior to the occupation of any of the dwelling units hereby approved.

The following noise criterion will be required to be achieved:

Bedrooms (nighttime - 2300-0700) 30 dB LAeq (individual noise events shall not exceed 45dB L_{Amax}, F by more than 15 times)

Living Rooms (daytime 0700-2300) 35dB LAeq

Where entertainment noise is a factor in the noise climate the sound insulation scheme/s shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation 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 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 safeguard the amenities of the occupiers of the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1

11) Notwithstanding the information within Condition 2 of this application, full and final details of the corner shop front design, including computer generated images, physical samples and detailed large-scale drawings shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to the existing corner shop front. The corner shop front shall be installed only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Notwithstanding the information within Condition 2 of this application, full and final details of the location and finishes of the dry riser shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any dry riser at the site. The dry riser shall be installed only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and 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:

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: 29 April 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.