MANCHESTER CITY COUNCIL

Planning

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Mr John Cooper
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Date: 14 February 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: 139033/NMC/2024
Description: Non-material amendment to Planning Permission 135551/FO/2022 to vary the wording of Conditions 2 (SPL), 5 (Trees Retained), 6 (Drainage), 12 (Landscaping), 14 (Lighting), 21 (Trees), and 22 (Structure).
Location: Angel Square, Manchester, M60 0AG

I refer to your application for a non-material amendment to planning permission reference 135551/FO/2022.

The proposal seeks to vary the wording of Conditions 2 (SPL), 5 (Trees Retained), 6 (Drainage), 12 (Landscaping), 14 (Lighting), 21 (Trees), and 22 (Structure).

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 135551/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135551/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

2962-PLA-XX-XX-DR-L-4000 P08, 2962-PLA-XX-XX-DR-L-0002 P11, 2962-PLA-XX-XX-DR-L-0003 P05, 2962-PLA-XX-XX-DR-L-1000 P06, 2962-PLA-XX-XX-DR-L-2000 P08, 2962-PLA-XX-XX-DR-L-3000 P09, 2962-PLA-XX-XX-DR-L-3001 P05 and 0052681-BHE-XX-XX-RP-C-0001,
prepared by Buro Happold and dated 22 September 2023

received by the City Council, as Local Planning Authority, on the 17 January 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan 2962-PLA-XX-XX-DR-L-0003 P03 Rev 5 received by the City Council, as Local Planning Authority, on the 17 January 2024; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Notwithstanding the Drainage Strategy (0052681-BHEXX-XX-RP-C-0001 P03) stamped as received by the City Council, as Local Planning Authority, on the 17 January 2024, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;

- Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no groundinvestigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

12) Notwithstanding drawings 2962-PLA-XX-XX-DR-L-2000, P08, 2962-PLA-XX-XX-DR-L-4000 P08, 2962-PLA-XX-XXDR-L-0002 P11, 2962-PLA-XX-XX-DR-L-1000 P06, 2962-PLA-XX-XX-DR-L-3000 P09, and 2962-PLA-XX-XX-DR-L3001 P05 received by the City Council, as Local Planning Authority, on the 17 January 2024, (a) prior to any above ground works commencing, details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

14) Notwithstanding drawing 2962-PLA-XX-XX-DR-L-4000 P08 received by the City Council, as Local Planning Authority, on the 17 Janaury 2024, the development hereby approved shall include a site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first use of the development, full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

21) Prior to the removal of the existing trees identified for removal on the approved plan 2962-PLA-XX-XX-DR-L0003 P05, a Feasibility Study should be undertaken and submitted for approval by the City Council, as Local Planning to explores the suitability of re-using and relocating the existing trees within the NOMA Framework area. The approved details shall be implemented within an agreed timescale.

Reason - In the interest of retaining the existing trees and replanting them within the NOMA framework area pursuant to policies EN9 and DM1 of the Manchester Core Strategy (2012).

22) Notwithstanding drawing 2962-PLA-XX-XX-DR-L-4000 P08 received by the City Council, as Local Planning Authority, on the 17 January 2024, prior to the installation of the community use structure, details of the siting, scale, appearance and materiality of the proposed structure together with details how the proposed area would be managed in terms of potential noise disturbance (including hours of use), litter and storage of furniture at night;

The approved details shall be implemented upon first use of the structure and thereafter retained.

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

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing