MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Adam Karim
68-70 High Street
Manchester
M4 1EA

Agent (if used)

Mr Monty Dobney
Seed Architects
Parsonage Chambers
3 Parsonage
Manchester
M3 2HW

Part 1 – Particulars of the application/development

Proposal: Creation of hotel (Use Class C1) and associated external alterations.

Location: 68 - 70 High Street, Manchester, M4 1EA

Date of application: 10 October 2023

Application number: 138110/FO/2023

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) Location Plan A001 and Site Plan A002;

(b) Dwgs 3293-A109 Rev A, A110 Rev A, A111, A112, A113, A114 Rev B, A115 Rev A, A200, A201, A202 Rev C, A203 Rev B, A300 Rev A, A500 Rev A and A501;

(c) Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23;

(d) Energy Statement, 70 High Street, Manchester, M4 1ES, Job number: 10364, Date: 04/08/2023 by Base Energy stamped as received on 15-09-23;

(e) BREEAM Refurbishment and Fit-Out (RFO), Pre-Assessment Report Rev0, 70 High Street,Manchester, 9 August 2023 stamped as received on 15-09-23; and

(f) AIR QUALITY ASSESSMENT, on behalf of, SEED ARCHITECTS LTD, for 70 HIGH STREET, MANCHESTER, REPORT DATE: 9 MAY 2023 by Miller Goodall stamped as received on 15-09-23;

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy policies CC4, CC7, SP1 and DM1 and saved Unitary Development Plan policies DC18.1, DC19.1 DC26.1.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials (including details of interfaces with existing building fabric) 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.

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 approved Waste Management strategy as et out in condition 2, (Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23) for the storage and disposal of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure an acceptable development and to protect amenity and public health, pursuant to policy DM1 of the Manchester Core Strategy.

5) Prior to occupation of the hotel a scheme for the acoustic insulation of any plant and externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band 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.

Prior to the operation of the scheme 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 nonconformity 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 nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

6) 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 Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) The development shall be implemented and operated in accordance with the following:

Operation and Servicing Strategy 68-70 High St & 2 Turner St, Manchester, M4 1EA by SEED Architects stamped as received on 13-11-23

and thereafter operated in accordance with this document.

Reason - To safeguard the amenities of nearby residential and hotel occupiers as, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

8) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Metrolink which for the avoidance of doubt should include the following details;

The routing of construction traffic;
Vehicular activity associated with the construction including appropriate swept-path assessment;
Details of the location and arrangements for contractor parking;
The identification of the vehicular access points into the site;
Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
Agreed safe methods of working adjacent to the Metrolink Hazard Zone
Details relating to the retention of 24hr unhindered access to the Overhead Line Equipment, trackside equipment cabinets and
chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
Details of and location for loading and unloading of plant and materials;
Details of construction and demolition methods to be used; including the use of lifting equipment or cranes (which must not oversail the tramway);
Details of the design, erection, maintenance and dismantling of scaffolding, having due regard to climbing risk and also the provisions of BS EN 50122-1 (please note the installation and dismantling is likely to require an electrical isolation of the Metrolink overhead wires);
Details of measures to control the impacts from dust and dirt during construction on Metrolink operation;
The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

Reason - To safeguard the amenities of nearby residents and highway safety and to safeguard Metrolink infrastructure pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The development hereby approved shall include for full disabled access to be provided in accordance with Dwgs 110 A and A202 B

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

10) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

11) Notwithstanding the details approved within condition 2 before each of the following elements of works commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of repair works to the elevations;

(b) Full and final details of all new doors including sections and detailed elevations;

(c) Full and final details of works to the windows and details of replacement windows including sections and detailed elevations;

(d) Full and final details of works to existing ground floor shopfront including sections and detailed elevations;

(e) A method statement for the building cleaning;

(f) A methods statement for the removal of paintwork;

(g) Reinstatement of timber stallrisers;

(h) Replacement of pavement level upstand granite tiling; and

(c) Details of blocked windows to lift shaft.

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 as given the historic nature of the building 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 DC18.1 of the Unitary Development Plan for the City of Manchester.

12) Before the works hereby granted consent are commenced details of a watching brief for the strip out of the roller shutters shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) Refurbishment and Fit-Out (RFO)rating of at least a 'Very Good' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

14) The development hereby approved shall be carried out in accordance with the targets set out within the Energy Statement, 70 High Street, Manchester, M4 1ES, Job number: 10364, Date: 04/08/2023 by Base Energy stamped as received on 15-09-23;

A post construction statement shall be submitted within 12 months of occupation of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) a) Prior to the commencement of the development (excluding demolition), 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.

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

16) Prior to the first occupation of the development the cycle parking as shown in dwg 3293-A109 Rev A shall be fully implemented and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) No development shall commence unless and until the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservation for Habitats and Species Regulations 2019, authorising the specified development to go ahead along with details of any necessary mitigation
Or
Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)
Or
A statement in writing from the relevant licencing body or the LPA to the effect that it does not consider that the development will require a licence

Reason - To ensure the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

18) Prior to the installation of any building lighting including (a) during construction and (b) during operation details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason
In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

19) Prior to development commencing a survey for black redstarts should which must contain details of appropriate mitigation measures should black redstart be found breeding on the building as well as details of compensation measures which will be provided for the loss of potential black redstart nesting habitat as detailed in section 4.5.1 - 4.5.2 of the submitted 68-70 HIGH STREET, MANCHESTER, Breeding Bird Impact Assessment November 2023 shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason : On the basis that suitable nesting habitat was recorded for black redstart which are a Schedule 1 species (Wildlife and Countryside Act, 1981 (as amended)) and an LBAP species and to ensure that a satisfactory measures to protect and enhance biodiversity are incorporated within the development in accordance with Core Strategy policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy.

20) In the event that demolition works have not commenced by 20 December 2025, an updated bat survey, to assess any change in the building's condition and recommending any alterations to the proposed measures, shall be submitted to and approved in writing by the City Council as local planning authority prior to demolition works commencing. Any measures to protect bats shall be implemented prior to demolition commencing.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 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:
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 provide a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Should there be any basement excavations proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk.

If during works to demolish / convert the building to the use hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted

Any lighting at night needs to adhere to guidance within the 'Landscape and urban design for bats and biodiversity' (Gunnell et. al., 2012, Bat Conservation Trust) Guidance Note 8 'Bats and Artificial Lighting' 2018, Bat Conservation Trust.

Work to the building should take place outside the bird nesting season (March - August inclusive), unless it can be concluded that no breeding activity is present.

Date: 21 December 2023

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 of 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