

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Deansgate SOF Alliance Lease Co Ltd
C/o Agent

Agent (if used)

Miss Lauren Neary
Avison Young
11 York Street
Manchester
M2 2AW

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3(a) (Materials (pre-commencement), 4 (Public Realm details submission programme), 5 (a)(Contaminated Land) 6 (CMP), 8 (Suds 1) ,12a (Local Labour Agreement (Pre-commencement), 14a (Circular Economy Statement) and 37 (Acoustics- Offices) attached to application ref no 134640/FO/2022 as amended by 138415/NMC/2023

Location: Ramada Renaissance Hotel, Blackfriars Street, Manchester, M3 2EQ

Date of application: 27 March 2023

Application number: CDN/23/0296

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 3 (Materials (pre-commencement

Condition 3 (a) (Materials (pre-commencement): On the basis of the following:

Property Alliance Group/ Starwood Capital Group, Premier House, Facade Schedule & Quality Plan by Jon Matthews Architects Issue No. 02 09.11.23 and samples presented at meeting 23-11-23 the condition is partially discharged

The sample panels shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

For full discharge a quality control management shall be submitted to and approved in writing by the City Council as Local Planning Authority

Condition 4 (Public Realm details submis

Condition 4 (Public Realm details submission programme) -On the basis of compliance with the Programme as set out in Avison Young letter 23-03-23 (Condition 4) the pre-commencement requirements of the condition are discharged

Condition 5 (Contaminated Land)

Condition 5 (Contaminated Land) -On the basis of ongoing compliance with the following:

A Squared Remediation Strategy rev 06 dated 18th August 2023 the pre-commencement requirements of the condition are discharged

When the development commences, the development shall be carried out in accordance with the above Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Condition 6 (CMP)

Condition 6 (CMP): On the basis of ongoing compliance with the following (with the exception of working hours (see informative 3 on Decision Notice) which are not controlled through the LPA) :

NEW PREMIER HOUSE OFFICE, RENAISSANCE, MANCHESTER, CONSTRUCTION MANAGEMENT PLAN AND OUTLINE METHOD STATEMENT byt Alliance

the condition is discharged

Condition 8 (Suds 1) ,

Condition 8 (Suds 1) : On the basis of the following:

Drainage Strategy Report;

Drainage CCTV Reports including; Manchester Culvert Drainage 11.06.21; Manchester FW&SW 19.05.21; OOH CCTV 15.06.21; and,Vaults Drainage 12.07.21; MSCC5 Sewers ·&Drainage GB (SRM5 Scoring) Report 08/09/23; Drainage Mapping (stamped as received on 14-09-23), CCTV Drain Survey 11 /09/23; and

Manhole Report 03-06-23

and implementation in accordance with the following:

Drainage Drawings: REN-BGE-C-GEN-005 P02; REN-BGE-C-GEN-010 P00; REN-BGE-C-GEN-011 P00; REN-BGE-C-GEN-012 P03; REN-BGE-C-GEN-013 P00; REN-BGE-C-GEN-016 P02; REN-BGE-C-GEN-021 P00; REN-BGE-C-GEN-023-P01; REN-BGE-C-GEN-024 P00; REN-BGE-C-GEN-024 P01; REN-BGE-C-GEN-025 P00; REN-BGE-C-GEN-026-P01; REN-BGE-C-GEN-030 P01; REN-BGE-C-GEN-035 P02; REN-BGE-C-GEN-036 P00; REN-BGE-C-GEN-037 P00; REN-BGE-C-GEN-038 P00; REN-BGE-C-GEN-039 P01; REN-BGE-C-GEN-045 P03; REN-BGE-C-GEN-050 P01; REN-BGE-C-GEN-051 P05; REN-BGE-C-GEN-052 P01; REN-BGE-C-GEN-053 P01; REN-BGE-C-GEN-054 P01; REN-BGE-C-GEN-060-C04; REN-BGE-C-GEN-061-C02; REN-BGE-C-GEN-062-P00; REN-BGE-C-GEN-063-C02; and REN-BGE-C-GEN-064-C02;

Dwgs REN-BGE-C-GEN-050 REV P01 PROPOSED DRAINAGE - BASEMENT LEVEL - SOUTHERN PLAN and REN-BGE-C-GEN-010 REV P00 EXISTING DRAINAGE - BASEMENT LEVEL - SOUTHERN PLAN; and

Drawing Number: Aqua;

the condition is discharged

Condition 12 a (Local Benefits)

Condition 12 a (Local Benefits)- On the basis of ongoing compliance with the following:

Local Labour Construction: Proposal and Reporting Template

the condition is discharged

Condition 14a (Circular Economy Statement)

Condition 14a (Circular Economy Statement)- On the basis of ongoing compliance with the following:

Circular Economy Statement, Premier House, Manchester, August 2022 by Turleys

the condition is discharged

Condition 37 (Acoustics- Offices)

Condition 37 (Acoustics- Offices): On the basis of compliance with the following in relation to the office element:

Fisher Acoustics recommendations in relation to the office accommodation within their letter dated 06-07-23

the pre-commencement requirements of the condition are discharged.

Prior to occupation of the offices a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme

Date: 22 December 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 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.