MANCHESTER CITY COUNCIL

Planning

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Miss Lauren Neary
Avison Young
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Date: 22 November 2023

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: 138415/NMC/2023
Description: Non-material amendment to Condition 22 (Noise Use) attached to planning permission 134640/FO/2022.
Location: Ramada Renaissance Hotel, Blackfriars Street, Manchester, M3 2EQ

I refer to your application for a non-material amendment to planning permission reference 134640/FO/2022.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are 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 changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The re-wording of condition 22 is required to amend the triggers for submission of details of the acoustic insulation of the commercial units once the individual tenants and their specific requirements are known. The applicant will ensure that a tenants pack will set out the list of conditions inclusive of this condition that each individual tenant needs to discharge.

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 134640/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134640/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

22) Prior to the first use of each commercial units, as indicated on drawing 150 B1 02 2200 A BLOCK 1-GF GA PLAN commences details of each commercial space will be acoustically insulated and treated to limit the break out of noise to the offices above and external noise receptors shall be submitted for approval in writing by the City Council, as

Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

The applicant will ensure that a tenants pack will set out the list of conditions inclusive of this condition that each individual tenant needs to discharge.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of each of the commercial space, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition.

The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester

37) Before the development commences a scheme for acoustically insulating the office accommodation against (a) any commercial premises in the vicinity of the development; and (b) the local traffic network;

shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before each of the approved uses commence and shall remain in situ for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

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.

Reason - To secure a reduction in noise in order to protect future office occupiers and adjacent residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing