

**Planning**

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Mr Tom Flanagan  
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Date: 7 July 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:** 137188/NMC/2023

**Description:** Non-Material Amendment application to vary the triggers for condition nos. 8 (Road Users and Presence of Pedestrians), 9 (Car Parking), 14 (Acoustic Insulation), 16 (Contam Land), 17 (Contaminated Verification), 19 (Surface Water Drainage Works), 20 (SUDS), 25 (Landscaping) and 27 (Bird and Bat Boxes) attached to planning permission 133740/FO/2022

**Location:** 108 Palatine Road, Manchester, M20 3ZA

I refer to your application for a non-material amendment to planning permission reference 133740/FO/2022.

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 133740/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 133740/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

8) Before the first occupation of the residential development, full details of additional measures to highlight to road users the presence of pedestrians within the site shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of the residential development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

9) Before the occupation of the residential development hereby approved, the car parking areas shown on drawings listed at condition 2 shall be surfaced and made available for use. The car

parking spaces shall be maintained in situ prior to the occupation of the residential development and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

14) a. Notwithstanding demolition and conversion of existing building to office use, before the

development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Palatine Road and the proposed office shall be submitted to

and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L<sub>Amax,F</sub> by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

b. Prior to first occupation of the residential units, 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 the internal 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 internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Policy DM1 in the Manchester Core Strategy.

16) Notwithstanding demolition and conversion of existing building to office use, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. 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 in each phase 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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

17) Prior to the occupation of the residential development hereby approved, a Contaminated Land Verification Report shall be submitted to the City Council as local planning authority.

Reason - To confirm that appropriate remedial action has been taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

19) Notwithstanding demolition and conversion of existing building to office use, no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

20) No development hereby permitted, apart from demolition and conversion of the existing building to office use, shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: Verification report providing photographic evidence of construction as per design drawings; As built construction drawings if different from design construction drawings; Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

25) The details of the hard and soft landscaping treatment scheme shall be implemented not later than 12 months from the date the residential buildings are first occupied. 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.

27) Prior to the occupation of the residential development, details of bird and bat boxes to be

provided (including location and specification) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential development and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

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

Yours faithfully,

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

Julie Roscoe  
Director of Planning, Building Control & Licensing