



Planning

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Mr Michael Percival
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Date: 17 May 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: 136771/NMC/2023

Description: Non material amendment to application ref no 134588/FO/2022 to add an additional condition to set parameters for temporary structures associated with the Area B Events Space and amend condition 6 (to update noise levels to adhere to current City Council standards)

Location: 11 Baring Street, Manchester, M1 2PY

I refer to your application for a non-material amendment to planning permission reference 134588/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

The proposed amendments relate to changes resulting from development of the Event Programme and need for structures to support those events. Changes to condition 5 are to reflect the correct current City Council performance requirements in relation to the acoustic performance required within Area B in terms entertainment noise

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 134588/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134588/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

6) Notwithstanding the recommendation within the Mayfield Depot Cinema, Manchester Noise Survey and Noise Impact Assessment Mayfield Depot Cinema R01C Client:

Broadwick Live Dated: 5/12/2022 by DbX Acoustics before the operation of Area B as shown in Dwg MAY-K002 RO stamped as received on 17-01-23 commences , details of how the spaces will be acoustically insulated and treated to limit the break out of noise 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.

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, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to the use of this area commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development 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 residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

13) Prior to the use of Area B as shown in Dwg MAY-K002 RO stamped as received on 17-01-23 commencing, details of the location, details and maximum size parameters of any temporary structures shall be submitted and approved in writing by the City Council as Local Planning Authority.

Reason

To allow some level of flexibility given the varying temporary structure needs of each type of event that would take place in Area B whilst considering the overall potential impacts on visual amenity and impact on the setting of adjacent listed buildings outside of agreed parameters relative to the locations on the railway viaduct pursuant to Core Strategy Policies SP1, CC1, CC4, CC9, EN3 and DM1 and saved UDP policies, DC19.1.

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