



Planning

Angela Leckie
Telephone: 0161 234 4651
angela.leckie@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Will Hannah
Turley
1 New York Street
Manchester
M1 4HD

Date: 17 April 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: 136521/NMC/2023

Description: Non material amendment to planning permission 127317/FO/2020 (as amended by 130258/NMC/2021, 133355/NMC/2022 and 134803/NMC/2022 to make changes to the elevations, landscaping approved under application ref no CDN/22/0642 (C11a) and to vary condition 17 (Acoustic insulation- commercial)

Location: Land At Heyrod Street, Manchester, M1 2WW

I refer to your application for a non-material amendment to planning permission reference 127317/FO/2020.

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 detailed design development. In terms of the facades this involves changes to doorways resulting from building control requirements. In terms of the changes to the landscaping this follows the identification of utilities which would impact on the delivery of the approved public realm. Changes to condition 17 are a result work to specify the ground floor glazing to the ground floor commercial units and amended City Council requirements in relation to and the acoustic performance required within the commercial units 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 127317/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 127317/FO/2020 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) 001 - 001 - LOCATION PLAN and 001 - 002 - SITE PLAN

(b) 010 - 001 - DEMOLITION PLAN

(c) 011 - 000 - GROUND FLOOR Rev 2, 011 - 001 - MEZZANINE, 011 - 002 - LEVEL 01, 011 - 003 - LEVEL 02 TO 06, 011 - 004 - LEVEL 07, 011 - 005 - LEVEL 08 TO 09, 011 - 006 - LEVEL 10 TO 13, 011 - 007 - LEVEL 14, 011 - 008 - LEVEL 15 TO 20 and 011 - 009 - LEVEL 21 TO 24;

(d) CAS AXIS BU1 L00 DR A 00-2100 Rev P01, 012 - 002 - PLAN LAYOUT - Lv 02 to 06, CAS AXIS BU1 L01 DR A 00-2101 Rev P00, 012 - 004 - PLAN LAYOUT - Lv 08 to 09, 012 - 005 - PLAN LAYOUT - Lv 10 to 13, 012 - 006 - PLAN LAYOUT - Lv 14, 012 - 007 - PLAN LAYOUT - Lv 15 to 20, 012 - 008 - PLAN LAYOUT - Lv 21 to 24 as amended by CAS-AXIS-BU1-L21-DR-A-00-2102 Rev P00, 020 - 004 - LONGACRE ST ELEVATION, HST-CRL-ZZ-M3-A-0001 - Sheet - 020 - 001 - CONTEXT ELEVATION, CAS-AXIS-BU1-XX-DR-A-11-0203 CO2, CAS-AXIS-BU1-XX-DR-A-11-202 C02, CAS-AXIS-BU1-XX-DR-A-00-2503 Rev P02, CAS-AXIS-BU1-XX-DR-A-00-2504 Rev P02, HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 021 - 003 - BAY STUDY - LV 19 TO 22 (LONGACRE ELEVATION), HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 001 - SECTION A-A, HST-CRL-ZZ-M3-A-0001 - Sheet - 030 - 002 - SECTION B-B, 0799-RFM-XX-00-DR-L-0009 Illustrative Sections Level 00, 0799-RFM-XX-00-DR-L-0012 Illustrative GA Level 00; (e) 0799-RFM-XX-00-DR-L-0013 Planting Strategy, 0799-RFM-XX-00-DR-L-0014 Illustrative Terrace Sections, 0799-RFM-XX-00-DR-L-0015 Roof Terrace GAs, 0799-RFM-XX-00-DR-L-8001-Planting Details, 190002-CRL-ZZ-ZZ-DR-A-21-001 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-002 - BAY STUDY - LV 11 TO 14 (LONGACRE ELEVATION), 190002-CRL-ZZ-ZZ-DR-A-21-003 - BAY STUDY - LV 19 TO 22 (HEYROD ELEVATION) and 190002-CRL-ZZ-ZZ-DR-A-21-004 - BAY STUDY - LV 00 TO 03 (LONGACRE ELEVATION);

(e) Curtins Post Submission Response 02-09-20 Surface Water Drainage and SuDS Proposals

(f) Curtins Post Submission Response 02-09-20 (Highways Works)

(g) Turleys e-mails 127317/FO/2020- Plot D - Comments on Submission 1 (points 2, 6, 7 and 8) and dated 08.10.20 points 3, 4, 5 and 7;

(h) Land at Heyrod Street, Piccadilly East, Waste Management Strategy, Curtins Ref: 75424-CUR-00-XX-RP-TP-003, Revision: V03 Dated: 29 June 2020 (Residential only)

(i) Recommendations in sections 3, 4, 5 and 6 of the Crime Impact Assessment Version A 30-06-20; and

(j) Callison RTKL Design and Access Statement June 2020, Heyrod Street, Rev01 - 22.07.2020 - Section 4.1- Summary of proposed scheme;

(k) Land at Heyrod Street, Manchester, Archaeological Desk-Based, Assessment: Report No: 3486 R01 June 2020 by Nexus Heritage;

(l) Mitigation Measures detailed within Chapter 15 of Heyrod Street, Manchester, Environmental Impact Assessment Environmental Impact Assessment, ES Vol 2 Environmental Statement, June 2020 by Turleys

(m) Inclusions of measures and targets set out in Crookes Walker Heyrod Street, Manchester Planning Report, Energy & Environmental Standards Statement Rev O dated 25/06/2020

(n) Implementation of Broadband installation in accordance with Pager Power Broadband Connectivity Assessment, Heyrod Street, Piccadilly East Packaged, Living Limited, May, 2020

(o) On the basis of the Air Quality Assessment Chapter 10 of the ES -Heyrod Street, Manchester, Environmental Impact Assessment ES Vol2 June 2020 by Turleys

(p) Measures and recommendations within 2 Heyrod Street, Manchester, Flood Risk Assessment and Drainage Strategy, Curtins Ref: 075424-CUR-00-XX-RP-C-92000, Revision: V02, Issue Date: 25 June 202; and

(q) Pager Power, Television Baseline Survey Report, Heyrod Street, Piccadilly East, Packaged Living Limited May 2020 and mitigation measures set out within.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

11) The development shall be implemented in accordance with the following:

a (hard and soft landscaping): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P02, CAS-RFM-XX-GF-DR-L-19-0025 P01, CAS-RFM-XX-ZZ-DR-L-19-8012 P01;

b (Biodiversity): Dwgs CAS-RFM-XX-L21-DR-L-19-8011 P01, CAS-RFM-XX-L21-DR-L-19-0024 P01, CAS-RFM-XX-GF-DR-L-19-0025, CAS-RFM-XX-ZZ-DR-L-19-0026 P01 and CAS-RFM-XX-ZZ-DR-L-19-0027 P01;

c (Tree planting Longacre): Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 P01 and CAS-RFM-XX-00-L0-DR-L-19-0025;

d (Tree Planting specification) : Dwgs CAS-RFM-XX-ZZ-DR-L-19-8008 PO1;

f (Planting to External Terraces): Dwgs CAS-RFM-XX-L21-DR-L-19-0024 P01, CAS-RFM-XX-GF-DR-L-19-0025 and CAS-RFM-XX-ZZ-DR-L-19-0026 P01;

g (Furniture): Dwgs CAS-RFM-XX-GF-DR-L-19-0022 P01, 0799-RFM-XX-00-SP-L-0003-S2-P03, CAS-RFM-XX-GF-DR-L-19-8013 P01 and CAS-RFM-XX-L01-DR-L-19-8009 P01;

h (Street Lighting): Dwg CAS-RFM-XX-GF-DR-L-19-8013 P01;

and Note on Consideration of Age-Friendly Design for Older and Disabled People (doc ref. 0799-RFM-XX-RP-L-0003-S2-P03), prepared by re-form

17) Before the development commences a scheme for acoustically insulating the ground floor commercial to ensure that there is no unacceptable level of noise transfer from the

ground floor uses to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

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 (Leq,5min), respectively.

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

Prior to occupation 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.

Should you wish to discuss the matter further, please contact Angela Leckie 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