



Paul Butler Associates

Planning, Development & Heritage Consultants

6 June 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Jennifer Connor

20.1462/NMA02

Dear Mrs Roscoe

Location: 108 Palatine Road, Manchester, M20 3ZA
Proposal: Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class C3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking.
Application: 133740/FO/2022

On behalf of our client, Anchorbridge Developments Ltd, we are pleased to submit this non-material amendment application for a slight alteration to the wording of various conditions attached to planning permission 133740/FO/2022.

Section 96A paragraph 3(b) of the Town and Country Planning Act 1990 states that non-material amendment applications can be used to 'remove or alter existing conditions', therefore this application is appropriate to amend the relevant conditions. This application proposes that the wording of conditions is altered in order to allow for the office part of the development to be occupied in advance of all conditions having been discharged.

The conditions which are proposed to be amended include conditions 8, 9, 14, 16, 17, 19, 20, 25 and 27. The following section of this letter sets out the wording for each condition, and for ease of reference, the new wording to be incorporated is underlined and the wording to be removed struck through.

Condition 8 'Road Users and Presence of Pedestrians'

8) Before the first occupation of the residential ~~authorised~~ 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 ~~any part of the~~ residential development.

Condition 9 'Car Parking Areas'

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 ~~authorised~~ development and remain in situ thereafter.

Condition 14 'Acoustic Insulation of Residential Accommodation'

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_{Amax,F} 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 non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Condition 16 'Scheme for Investigation of Site'

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.

Condition 17 'Contaminated Land Verification Report'

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.

Condition 19 'Surface Water Drainage Works'

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.

Condition 20 'Sustainable Drainage Scheme'

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.

Condition 25 'Hard and Soft Landscaping Treatment Scheme'

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.

Condition 27 'Bird and Bat Boxes'

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.

We are pleased to submit this application for slight amendments to the wording of some conditions attached to planning permission 133740/FO/2022 in order to allow for the office use to be occupied in advance of all conditions having been discharged. In addition to this Covering Letter, the application is accompanied by the completed Application Forms and a fee of £234.

We trust that the information submitted is sufficient for you to approve the application. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI
Director