

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Ms Eithne FitzGerald
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Date: 30 March 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: 136545/NMC/2023

Description: Non material amendment to planning permission 125681/FO/2019 to make elevational alterations and internal reconfiguration of layout

Location: Site Bound By Thompson Street To The North East, Oldham Road To The South, Bendix Street To The South West And A Building Occupied By Turning Point To The North West, Manchester

I refer to your application for a non-material amendment to planning permission reference 125681/FO/2019.

The proposed seeks to make elevational alterations and internal reconfiguration of layout

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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 125681/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125681/FO/2019 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 additional drawings:

- D480-TGA-XX-00-DR-A-0300 Rev P5, D480-TGA-XX-00-DR-A-2101 Rev P3, D480-TGA-XX-01-DR-A-0301 Rev P5, D480-TGA-XX-13-DR-A-0313 Rev P4, D480-TGA-XX-XX-DR-A-0201 Rev P2, D480-TGA-XX-XX-DR-A-0401 Rev P3, D480-TGA-XX-XX-DR-A-0402 Rev P3, D480-TGA-XX-XX-DR-A-0403 Rev P3, D480-TGA-XX-XX-DR-A-0501 Rev

P3, D480-TGA-XX-XX-DR-A-0502 Rev P3, D480-TGA-XX-XX-DR-A-0503 Rev P3, D480-TGA-XX-XX-DR-A-10000 Rev P5, D480-TGA-XX-XX-DR-A-10001 Rev P4 and D480-TGA-XX-XX-DR-A-2100 Rev P3 received by the City Council, as Local Planning Authority, on the 22 March 2023

- Energy statement prepared by Future Serv (Ref. Y5425/17.0/Reports Issue 4) received by the City Council, as Local Planning Authority, on the 22 March 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

12) The development hereby approved shall be carried out in accordance with the Energy statement prepared by Future Serv (Ref. Y5425/17.0/Reports Issue 4) received by the City Council, as Local Planning Authority, on the 22 March 2023. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) (a) Notwithstanding the noise impact assessment received by the City Council, as Local Planning Authority, on the 23 December 2020, prior to the first use of the commercial unit/or residents lounge as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P45 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on the 22 March 2023, a scheme of acoustic insulation for that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the L Aeq (entertainment noise) shall be controlled to 10dB below the L A90 (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.

(b) Prior to the first use of the commercial unit, 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. 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 - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) The waste management arrangements for the residential element of this development hereby approved shall be carried out in accordance with site waste management strategy and drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on the 22 March 2023. The details shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) Prior to the first occupation of the commercial unit or residents lounge, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023, the waste management arrangements shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The details shall be implemented prior to the first use of the commercial unit hereby approved and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the commercial unit pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

18) Prior to the first use of the commercial unit or residents lounge, as shown on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial unit and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial unit pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

19) Prior to the first use of the commercial unit or residents lounge as indicated drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

20) In the event the commercial units or residents lounge hereby approved, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023, is used as a commercial premises it shall not be open outside the following hours:-

Monday to Saturday	08.00hrs - 23.00hrs
Sundays	09.00hrs - 23.00hrs

No amplified sound or any amplified music shall be played in the commercial unit / residents lounge hereby approved, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the Local Planning Authority on 22 March 2023 other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

22) The commercial unit or residents lounge as shown on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023, shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

23) The commercial unit or residents lounge, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023, can be occupied as an ancillary residents lounge, A1, A2, A3,A4, B1 and D1 (excluding a place of worship) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of the unit to be implemented shall thereafter be the permitted use of that unit

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

24) In the event that any of the commercial unit, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 and 0324-TGA-XX-00-DR-A-0301 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023 are occupied as Use Class A3 or A4, prior to its first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
 - o Dispersal policy;
 - o Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

29) Prior to the first occupation of the development, the provision of 166 cycle spaces, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P5 received by the City Council, as Local Planning Authority, on 22 March 2023 shall be implemented prior to the first occupation of the residential element of the development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson 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