

Planning

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Mr Michael Percival
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Date: 19 January 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: 135704/NMC/2022

Description: Non material amendment of conditions 4 (CMP), 8 (Air Quality) , 9 (SUDS), 10a (Method Statement Bat Precautions) and 12(S247 / 278 agreement) to ensure the information is submitted at the relevant time as relevant to each phase"attached to planning permission 126672/FO/2020

Location: Mayfield Construction Compound , Hoyle Street, Manchester, M12 6HG

I refer to your application for a non-material amendment to planning permission reference 126672/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 to the condition triggers will have no material impact upon the previously approved scheme and 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.

Reason 2: The re-wording of conditions 2, 4,8,9,10a and 12 is required to amend the triggers for submission of details due to the development of the delivery programme such that the compound would be delivered as phases with an initial period of enabling prior to the main construction.

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 126672/FO/2020. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 126672/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:

Site Location Plan Drawing No. 20352 SK21 Revision D stamped as received by the City Council as Local Planning Authority on 24 July 2018.

Drawing No. 20352 SK32 Revision D, stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Drawing No. 20352_SK500, stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Drawing No Figure 3 Revision A (Ecology), stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Transport Statement (2 April 2020), stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Geoenvironmental and Geotechnical Desk Study Report, (10 August 2017), stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Arboricultural Survey (July 2017), stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Environmental noise survey report (September 2019), stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Archaeological Desk-based Assessment (Report No: SA/2019/36), stamped as received by the City Council as Local Planning Authority on 06 April 2020.

Cover Letter (dated 6 April 2020), stamped as received by the City Council as Local Planning Authority on 06 April 2020; and

Phasing as shown in Dwg 20352 SK32 and as detailed in Deloitte's e-mail dated 04-01-23

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant policies EN1, EN15, EN19, DM1 and SP1, of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the approved plans and documents as specified in condition 3, prior to the commencement of each phase as shown in Dwg 20352 SK32 details of (i) construction/demolition works hours; and (ii) construction compound operation hours shall be submitted to and approved in writing by the Local Planning Authority .

The development shall then be implemented and operate in accordance with the agreed hours thereafter.

For the avoidance of doubt these construction/demolition and operation hours may be phased, if necessary.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase and operational phases, pursuant to policy DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policy DC26.

8) Notwithstanding the approved plans and documents as specified in condition 3, prior to the commencement of each phase as shown in Dwg 20352 SK32 details of mitigation measures to safeguard local air quality from activity at the compound shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

9) Notwithstanding the approved plans and documents as specified in condition 3, no development shall take place until a scheme for surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The scheme shall seek to and include:

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in vulnerable parts of the site, e.g. site cabins. Hydraulic calculation of the proposed drainage system;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the site and adjacent properties off site;
- Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.
- As the compound may cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) and construction vehicles), evidence of pollution control measures (preferably through SuDS) is required.

The scheme may be phased if necessary, and shall be fully implemented in accordance with the approved details within an agreed timescale.

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.

10) Prior to the commencement of each phase as shown in Dwg 20352 SK32 the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A method statement detailing precautionary measures for roosting bats in relation . The agreed method statement shall be adhered to and implemented in full thereafter.

For the avoidance of doubt no works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation

provided that no active bird nests are present. Such details shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of these specific works. The Poplar trees which border the site along the Mancunian Way, as identified in the submitted documents, shall be afforded protection during the construction and operation of this site in accordance with guidance set out in BS 5837:2012.

Should any established trees in this specific area become significantly damaged or die, in the opinion of the City Council as local planning authority, during the construction or operational phases of this temporary permission a scheme for direct replacement or other suitable mitigation, for the loss of these specific trees, shall be submitted to and approved by the City Council as local planning authority. The scheme shall be fully implemented in a time frame to be agreed.

Reason: In order to ensure no harm to protected species and ensure trees which provide a significant visual amenity benefit are protected during the development, pursuant to policies EN1, SP1, DM1 and EN15 of the City of Manchester Core Strategy.

12) Prior to the commencement of each phase as shown in Dwg 20352 SK32 a S247 agreement (as applicable) should be agreed via the MCC Statutory Approvals Team and at the developer's expense. In addition parking restrictions will need to be promoted through traffic regulation order via S278 agreement with this team.

Reason - In regard to highway and pedestrian safety and to reduce the highway impacts of the development, pursuant to policies SP1, DM1 and T2 of the City of Manchester Core Strategy.

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