

WILES & MAGUIRE

Planning approval notice 135440/FO/2022 (dated 14th March 2023)

Analysis of conditions and the response offered.
Resonse date: 20th March 2023

Condition(s) attached to this decision

Duplicated in the LBC?

Response offered by applicant?

When is this to be signed off?

Included on application for conditions to be lifted ?

CONDITION No1

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

YES

No Response needed

N/A

NO

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

CONDITION No2

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

YES

No Response needed

N/A

NO

STAT 4115 demolition plan showing skirting retention etc

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.

CONDITION No3

3) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

No

Construction management plan has been produced and is submitted with this application

Prior to the commencement of works on site

YES

The routing of construction traffic etc

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

CONDITION No4

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose of Hotels C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

No

We provide herewith a written response acknowledging that this condition is understood and will be met

N/A

YES

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

CONDITION No5

5) The cycle parking indicated on the approved plan drawings 'STAT 4335 Rear railings and heat pump details proposed Rv P1 230218' shall be made available for use prior to the building hereby approved being occupied. The cycle parking shall then be available at all times whilst the site is occupied.

No

We provide herewith a written response acknowledging that this condition is understood and will be met

N/A

YES

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

CONDITION No6

6) Prior to commencement, samples and specifications of the materials to be used on the building shall be submitted for approval in writing by the City Council as Local Planning Authority. This includes any of the external materials, including:
a) brick
b) slate
c) mortar

Yes

We can confirm that these samples will be produced signed off through site visits with the relevant council representatives prior to any of the relevant works commencing.

Prior to the relevant works commencing

YES

d) rooflight e) rainwater goods f) proposed finishes of the original/historic features g) new joinery The approved materials shall be implemented as part of the development.				
Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.				
CONDITION No7 7) Prior to the occupation of the development, a details shall be submitted for approval by the City Council, as Local Planning Authority, for any CCTV systems, alarms and access control. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.	No	We can confirm herewith written conformation that there will be no CCTV or external alarm boxes attached to the building fabric. We can conform that there will be no external electronic access keypads of controls. A key to access the building will be located on the reveal of the brick gatepost on the water lane elevation.	Prior to occupation	YES
Reason - in the interest of public safety pursuant to policies DM1 and SP1 of the Manchester Core Strategy.				
CONDITION No8 8) a) Externally mounted ancillary plant, equipment and servicing shall be installed and acoustically treated in accordance with the ENVIRONMENTAL NOISE ASSESSMENT REF: ENA001_1038_JH_REV A received by the city council, as local planning authority, on 15/12/2023 and accepted by Environmental Health in an email dated 10/01/2023 The scheme shall be implemented in full before the first occupation of the development.	No	We provide herewith a written response acknowledging that this condition is understood and will be met	N/A	YES

b) Prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria. These mitigation measures will be implemented in full prior to first occupation. <i>Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to Saved UDP policy DC26 and Core Strategy policy DM1.</i>	No	We provide herewith a written response acknowledging that this condition is understood and will be met	N/A	YES
CONDITION No9 9) The waste management arrangements shall be carried out in accordance with the Waste Management - WASTE PROFORMA received by the city council on 28/11/2022. The waste management arrangements shall be implemented prior to the first occupation of the development and shall remain in situ whilst the use or development is in operation. <i>Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012)</i>	No	We provide herewith a written response acknowledging that this condition is understood and will be met	N/A	YES
CONDITION No10 10) The development hereby approved shall provide for disabled access for users and occupiers of the building via an appropriate accessible entrance and to the ground and first floors of the building via the proposed lifts. <i>Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies CC10 and DM1.</i>	No	We provide herewith a written response acknowledging that this condition is understood and will be met	N/A	YES