

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Robin Horton
Greenlane Properties
23 Pearl Assurance House
Princess Street
Manchester
M2 4EN

Agent (if used)

Mr Justin Risley
Stephenson Hamilton Risley Studio
3 Riverside Mews
4 Commercial Street
Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Approved Drawings and Documents) of application referenced 129141/JO/2021 and 128929/NMC/2020 to allow amendments to the appearance of the development

Location: Pearl Assurance House , 23 Princess Street, Manchester, Manchester, M2 4EN

Date of application: 6 October 2022

Application number: 134869/JO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

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

The site location plan referenced AL(02)0001 Rev P01 received by the City Council as Local Planning authority on 7 May 2019

The following drawings referenced:

AL(05)0007 Rev P01
AL(05)0020 Rev P01
AL(05)0035 Rev P01

All received by the City Council as Local Planning authority on 7 May 2019

AL(05)0036 Rev P01
AL(05)0063 Rev P01

All received by the City Council as Local Planning authority on 7 June 2019

AL(05)0040 rev P02
PB8611-RHD-AS-SW-DR-R-0101 Rev -
PB8611-RHD-AS-SW-DR-R-0102 Rev -

All received by the City Council as Local Planning authority on 2 August 2019

AL(05)0100 Rev P01
AL(05)0101 Rev P01
AL(05)0102 Rev P01
AL(05)0103 Rev P01
AL(05)0104 Rev P01

All received by the City Council as Local Planning authority on 7 August 2019

AL(05)0112 Rev P01

Received by the City Council as Local Planning authority on 3 September 2019

AL(05)0028 Rev P02

Received by the City Council as Local Planning authority on 4 September 2019

3874-ROC-ZZ-XX-DR-C-DR01 - Drainage Layout Plan
3874-ROC-ZZ-XX-SP-C-DR02 - Drainage Notes
3874-ROC-ZZ-XX-DR-C-DR03 - Drainage Details 1 of 3
3874-ROC-ZZ-XX-DR-C-DR04 - Drainage Details 2 of 3
3874-ROC-ZZ-XX-DR-C-DR05 - Drainage Details 3 of 3

Received by the City Council as local planning authority on 22 May 2020

AL(05)0022 Rev P02
AL(05)0023 Rev P02
AL(05)0024 Rev P02
AL(05)0027 Rev P03

Received by the City Council as Local Planning authority on 19 January 2021

AL(SK)0130 Rev P01

Received by the City Council as Local Planning authority on 16 April 2021

AL(SK)0131 Rev P03

Received by the City Council as Local Planning authority on 20 April 2021

AL(05)0021 Rev P03
AL(05)0029 Rev P04
AL(05)0030 Rev P06
AL(05)0031 Rev P06
AL(05)0032 Rev P06
AL(05)0033 Rev P03
AL(05)0050 Rev P04
AL(05)0051 Rev P04
AL(05)0052 Rev P05
AL(05)0053 Rev P04
AL(05)0054 Rev P04
AL(05)0055 Rev P05
AL(05)0060 Rev P05
AL(05)0061 Rev P04
AL(05)0062 Rev P06

Received by the City Council as Local Planning authority on 22 September 2022

The following documents:

The Design & Access Statement Rev P01 dated 4 April 2019 and prepared by Stephenson Studio
The Phase 1 Geo-Environmental Assessment March 2019 prepared by REC and referenced 1CO106385P1R0
The Air Quality Assessment dated March 2019 prepared by REC and referenced AQ106371
The Areas Schedule
The Bespoke BREEAM 2014 RFO/NC Pre-assessment Report dated 12 April 2019 prepared by Sustainably Built Ltd SBL Project No: SBL399
The Ecological Survey and Assessment April 2019 prepared by ERAP Ltd. and referenced 2018-349
The Crime Impact Statement dated 12 April 2019 prepared by GMP and referenced 2019/0252/CIS/01
The Daylight and Sunlight Assessment dated 12 April 2019 prepared by Michael Scanlan BSc (Hons) MRICS & Jerome Muir MSc MRICS and referenced [2269]MPS/JM - Final
The Economic Benefits & Regeneration Statement dated April 2019 prepared by Hatch Regeneris
The Supporting Planning Statement dated April 2019 prepared by Avison Young
The Structural Design Statement dated 12 April 2019 prepared by ROC Consulting referenced 3874 / DN / JS / SDS-P01,
The TV/FM & DAB Reception Survey Report dated 4 April 2019 prepared by SCS Technologies Ltd. Job NO: 154136
The Outline Mechanical and Electrical Services Report dated 10 April 2019 prepared by Martin Design Associates Ltd ref: 18112/-Rev B,
The Environmental Noise and Vibration Assessment Report dated 17 April 2019 prepared by Azymuth Acoustics UK ref: AA0138
The Flood Risk Assessment & Suds Statement Dated 12 April 2019 prepared by Stephenson Studio ref: P01,
The Heritage Statement: Significance & Impact April 2019 prepared by Stephen Levrant: Heritage Architecture.

received by the City Council as Local Planning authority on 7th May 2019.

The following documents

The Service Strategy Statement dated 6 June 2019 provided by Malmaison to Stephenson Studio ref PO1,

The Details of Local Employment dated 6 June 2019 provided by Malmaison to Stephenson Studio ref PO1,

The Waste Management Strategy dated May 2019 prepared by 1st Waste Management,

The Transport Statement dated 23 April 2019 prepared by Royal HaskoningDHV ref: PB8611-RHD-ZZ-XX-RP-R-0001

The Framework Travel Plan dated 24 April 2019 prepared by Royal HaskoningDHV ref: PB8611-RHD-ZZ-XX-RP-R-0002

received by the City Council as Local Planning authority on 7th June 2019.

The Waste Management Strategy 1 August 2019 by Stephenson Studio ref P02

The Design for Access 2 Section 1-26 report dated 6 June 2019 prepared by Leach Rhodes Walker Architects and Stephenson Studio ref: 7597_E3_190528_SJM

received by the City Council as Local Planning authority on 14 June 2019.

The Consultees Response Document prepared by Stephenson Studio and dated 2 August 2019 and the Objection Responses Document prepared by Stephenson Studio and dated 2 August 2019 both received by the City Council as Local Planning authority on 2 August 2019

The programme extract entitled Materials Samples prepared by Rayner Rowan received by the City Council as local planning authority on 6 March 2020.

The Sustainable Design Alternatives Rev A dated 7 August 2019 prepared by Martin Design Associates Ltd received by the City Council as Local Planning authority on 7 August 2019.

The Phase II Geo-Environmental Site Assessment REC reference 1c0106385p2R0 dated May 2019 received by the City Council as local planning authority on 27 November 2019

The report on Sustainable Design Alternatives Rev C prepared by Martin Design Associates Ltd. dated 9th December 2019 received by the City Council as local planning Authority on 17 February 2020

The Summary of planning and noise control issues Ref: AA0138 Rev A prepared by Azymuth Acoustic UK received by the City Council as local planning authority on 26 March 2020

The following documents:

The Versavoid Attenuation Tank Details referenced AQST - 3 - R0

Drainage design calculations (free discharge) referenced 3874-COMB-001

The 1m Sur Drainage design calculations (surcharged outfall) referenced 3874-COMB-001-

The Supporting Statement referenced 3874-ROC-ZZ-XX-SP-C-DR06

Received by the City Council as local planning authority on 22 May 2020

Addendum to Design and Access Statement prepared by Stephenson Studio Ltd. and the Addendum to Heritage Statement prepared by Stephen Levrant: Heritage Architecture, both received by the City Council as Local Planning authority on 19 January 2021.

The Employment and Skills Plan prepared by GMI Construction and the completed Proposal and Reporting Template - Local Labour Construction both received by the City Council as Local Planning authority on 27 January 2021.

The programme extract entitled Materials Samples prepared by Rayner Rowan received by the City Council as local planning authority on 6 March 2020.

The Outline Logistics Plan Rev D (002) received by the City Council as local planning authority on 9 April 2020

Complaints Policy of Rayner Rowen Construction Limited received by the City Council as local planning authority on 1 April 2020

The Stakeholder and Neighbour Consultation prepared by Rayner Rowen Construction Limited received by the City Council as local planning authority on 1 April 2020

The Construction Phase Plan prepared by Rayner Rowen Construction Limited received by the City Council as local planning authority on 31 March 2020

The drawings referenced 18112 M 5701 T1, 18112 M 5702 T1, 18112 M 5703 T1, 18112 M 5708 T1 and 18112 M 5709 T1 received by the City Council as local planning authority on 22 April 2020,

The information within the Air Quality Assessment prepared by enSAFE Consultants referenced AQ106371R1 received by the City Council as local planning authority on 30 March 2020,

The schedule/programme prepared by Stephenson Studio and received by the City Council as local planning authority on 6 March 2020

The emails from Drew Lowe of Stephenson Studios dated 30th March 2020 and 1st April 2020

The email from Drew Lowe of Stephenson Studios dated 26 March 2020

The emails from Drew Lowe of Stephenson Studios dated 27 April 2020, 28 April 2020,

The email from Rachael Harrison to John Hamlin dated 27 March 2020

The email from Gregg Mitchell to Andy Lavin dated 9 January 2020

The email from Andy Lavin of Rayner Rowen Construction Limited to Drew Lowe of Stephenson Studio dated 24th April 2020

The email from Norman Redhead of GMAAS to Drew Lowe of Stephenson Studio dated 2nd October 2019.

The emails from Drew Lowe of Stephenson Studio dated 29 May 2019, 5 August 2019 and 19 February 2020

The letters from Drew Lowe of Stephenson Studio Ltd. dated 3 May 2019 and 7 June 2019.

The letter from Justin Risley of Stephenson Studio Ltd. dated 14 January 2021

The email from Roger Stephenson of Stephenson Studio dated 10 September 2019.

The emails from Justin Risley of Stephenson Studio Ltd. dated 11 April 2021, 16 April 2021 and 20 April 2021.

The Covering Letter prepared by Stephenson Hamilton Risley Studio (Reference 7415-db20220321 dated 21 March 2022).

The Demolition Method Statement prepared by Inglenorth Contracting Limited (Dated 17 February 2022).

The Method Statement prepared by WD Group (No reference, dated 10 March 2022).

The Proposed Replacement Windows including Section, Elevation, Sample Window Location and Photograph (Drawing AL(05)0160 dated 21 March 2022).

The Addendum Heritage Statement: Visual Impact Assessment prepared by Stephen Levrant Heritage Architecture and dated 3 October 2022 received by the City Council as local planning authority on 5 September 2022

The Design & Access Statement - Section 73 Application prepared by Stephenson, Hamilton, Risley Studio Rev P03 received by the City Council as local planning authority on 5 September 2022

The letter from Stephenson, Hamilton, Risley Studio dated 1 September 2022 received by the City Council as local planning authority on 22 September 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC18.1 DC19.1, DC20 and DC26.1.

2) (a) Notwithstanding the details submitted with the application, drawings to illustrate details of the full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management (for the materials set out in the approved programme extract entitled Materials Samples prepared by Rayner Rowan received by the City Council as local planning authority on 6 March 2020) shall be submitted to and approved in writing, by the City Council as local authority within 3 months of the date of this decision.

(b) Samples and specifications of all materials as set out in programme extract entitled Materials Samples prepared by Rayner Rowan received by the City Council as local planning authority on 6 March 2020 shall be submitted to and approved in writing, by the City Council as local authority within 3 months of the date of this decision.

(c) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority within 3 months of the date of this decision.

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.

3) a) The site shall be remediated in accordance with the Phase II Geo-Environmental Site Assessment REC reference 1c0106385p2R0 dated May 2019 received by the City Council as local planning authority on 27 November 2019 before development commences and a watching brief shall be maintained throughout the construction period.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (within a) and a Completion/Verification Report 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 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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policies DM1 and EN18 of the Core Strategy.

4) The approved construction and demolition works shall be carried out and completed fully and only in accordance with the following documents:

The Outline Logistics Plan Rev D (002) received by the City Council as local planning authority on 9 April 2020

Complaints Policy of Rayner Rowen Construction Limited received by the City Council as local planning authority on 1 April 2020

The Stakeholder and Neighbour Consultation prepared by Rayner Rowen Construction Limited received by the City Council as local planning authority on 1 April 2020

The Construction Phase Plan prepared by Rayner Rowen Construction Limited received by the City Council as local planning authority on 31 March 2020

The email from Andy Lavin of Rayner Rowen Construction Limited to Drew Lowe of Stephenson Studio dated 24th April 2020

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) The scheme for the protection or temporary relocation of the Overhead Line Equipment Building Fixing as detailed within the email from Gregg Mitchell to Andy Lavin dated 9 January 2020 shall be complied with during the development and provided that all usual precautions are taken whilst working within the vicinity of the

Metrolink infrastructure, works and scaffolding are sufficiently remote that isolations and/or possessions of the Metrolink lines are not required; and notice is provided to Metrolink of works commencing.

Reason - To safeguard Metrolink infrastructure and in the interests of public safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The detailed mitigation measures to safeguard local air quality for the construction, design and operational phases as shown on the drawings referenced 18112 M 5701 T1, 18112 M 5702 T1, 18112 M 5703 T1, 18112 M 5708 T1 and 18112 M 5709 T1 received by the City Council as local planning authority on 22 April 2020, the information within the Air Quality Assessment prepared by enSAFE Consultants referenced AQ106371R1 received by the City Council as local planning authority on 30 March 2020, the emails from Drew Lowe of Stephenson Studios dated 27 April 2020, 28 April 2020 and the email from Rachael Harrison to John Hamlin dated 27 March 2020 shall be complied with for the duration of the construction and use 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 Core Strategy Policies EN16 and DM1.

7) a) The Employment and Skills Plan prepared by GMI Construction and the completed Proposal and Reporting Template - Local Labour Construction both received by the City Council as Local Planning authority on 27 January 2021 shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

8) The surface water drainage works shall be implemented in accordance with the following approved details:

- The Versavoid Attenuation Tank Details referenced AQST - 3 - R0
- Drainage design calculations (free discharge) referenced 3874-COMB-001
- The 1m Sur Drainage design calculations (surcharged outfall) referenced 3874-COMB-001-
- The Supporting Statement referenced 3874-ROC-ZZ-XX-SP-C-DR06

The following drawings referenced:

3874-ROC-ZZ-XX-DR-C-DR01 - Drainage Layout Plan
3874-ROC-ZZ-XX-SP-C-DR02 - Drainage Notes
3874-ROC-ZZ-XX-DR-C-DR03 - Drainage Details 1 of 3
3874-ROC-ZZ-XX-DR-C-DR04 - Drainage Details 2 of 3
3874-ROC-ZZ-XX-DR-C-DR05 - Drainage Details 3 of 3

All received by the City Council as local planning authority on 22 May 2020

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Core Strategy policies EN08 and EN14.

9) No development hereby permitted 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:

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;
- (c) 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.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

10) a) Bird boxes and bat boxes shall be provided on site as confirmed within Line 2 of the schedule/programme prepared by Stephenson Studio and received by the City Council as local planning authority on 6 March 2020 and the email from Drew Lowe of Stephenson Studios dated 26 March 2020.

b) Specific numbers and locations of the bird boxes and bat boxes to be provided shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the completed development.

c) The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

11) a) The works to the pavements of Princess Street, Clarence Street and Bow Lane as detailed in Line 1 of the schedule/programme prepared by Stephenson Studio and received by the City Council as local planning authority on 6 March 2020 and the emails from Drew Lowe of Stephenson Studios dated 30th March 2020 and 1st April 2020 shall

be fully implemented not later than 12 months from the date the approved building is first occupied.

b) Any damage to existing pavements shall be remediated in accordance with a scheme of highway works and details of footpaths reinstatement submitted for approval in writing by the City Council, as Local Planning Authority.

c) The approved scheme (a and b) shall be fully implemented not later than 12 months from the date the approved building is first occupied.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

12) a) The measures within the Summary of planning and noise control issues Ref: AA0138 Rev A prepared by Azymuth Acoustic UK received by the City Council as local planning authority on 26 March 2020 shall be fully implemented before the approved hotel use commences and complied with for the duration of the use.

b) Before the approved hotel use commences further details of the scheme for acoustically insulating and mechanically ventilating the hotel accommodation against noise from adjacent roads and any noise transfer from the A3 and A4 areas of the hotel use to the hotel rooms above and below, in particular the final details of the plant and equipment selected and the final design details of the sky bar 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 10dB 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, respectively

c) The approved noise insulation scheme shall be completed before each 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.

13) Before first occupation of any part of the development, an updated Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are

identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

14) No part of the development shall be occupied unless and until details of:

- a) A servicing strategy (deliveries, collections and ad-hoc maintenance) to detail final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading
- b) An events management strategy, should the hotel undertake conferencing and events.
- c) A parking strategy for hotel guests

Have been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times that the development hereby approved is in use.

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.

15) No part of the development shall be occupied unless and until details of a management strategy for the use of the mobile hoist has been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use.

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.

16) No part of the development shall be occupied until the space and facilities for the parking of 5 bicycles have been provided within the basement of the building. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

17) Prior to occupation of the development an investigation of opportunities to plant street trees within the pavements on Princess Street and Clarence Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the planting scheme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is 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,

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

18) Final details of the method of extraction of any fumes, vapours and odours from the hotel / restaurant kitchen shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

19) The premises shall not be open/used outside of the following hours:

The Sky Bar (7th floor bar) -

Hotel Residents and guests of Hotel Residents only - 08:00 to 02:00
All other members of the general public - 10:00 to 02:00

The roof level external terrace -

Hotel residents and guests of Hotel residents only - 08:00 to 01:00
All other members of the general public - 10:00 to 00:00 (Midnight)

The hotel -

24 hours 7 days a week.

The use of speakers or playing of music is not permitted in the outside area/external terrace at any time.

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.

20) Following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable, but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

21) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.

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, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

22) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the hotel accommodation, including A3 and A4 uses to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any noncompliance with the above noise standards suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future occupiers and adjacent residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved UDP Policy DC26.

23) The development shall be carried out in accordance with the Crime Impact Statement Version A dated 12 April 2019. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

24) Prior to implementation of any proposed lighting scheme details of the relevant scheme (including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of occupants within this and adjacent developments) shall be submitted to and agreed in writing by the City Council as local planning authority. Lighting shall then be installed and operated fully and only in accordance with the approved information.

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

25) The window(s) at ground level, fronting onto Princess Street and Clarence Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) The approved waste management scheme as detailed within the Waste Management Strategy dated May 2019 prepared by 1st Waste Management and the Waste Management Strategy dated 1 August 2019 by Stephenson Studio ref P02 and as shown on the drawings referenced AL(05)0040 rev P02, PB8611-RHD-AS-SW-DR-R-0101 Rev - and PB8611-RHD-AS-SW-DR-R-0102 Rev -, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

27) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

28) The development hereby approved shall include for full disabled access to be provided to all publicly accessible communal areas of the hotel and identified accessible rooms via the main entrances and to the floors above via lifts. The agreed scheme shall be implemented before the development hereby permitted is brought into use and shall be retained and operational for so long as the building is in use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

29) Sustainable energy shall be provided to the development in line with the measures identified within the report on Sustainable Design Alternatives Rev C prepared by Martin Design Associates Ltd. dated 9th December 2019 received by the City Council as local planning Authority on 17 February 2020. These measures shall be fully implemented, operated and maintained for the duration of the use of the building.

Reason - For the avoidance of doubt and in order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

30) The replacement windows shall be installed only in accordance with the following information:

- Covering Letter prepared by Stephenson Hamilton Risley Studio (Reference 7415-db20220321 dated 21 March 2022).
- Demolition Method Statement prepared by Inglenorth Contracting Limited (Dated 17 February 2022).
- Method Statement prepared by WD Group (No reference, dated 10 March 2022).
- Proposed Replacement Windows including Section, Elevation, Sample Window Location and Photograph (Drawing AL(05)0160 dated 21 March 2022).
- The sample window viewed on site on 10 May 2022.

Reason - In the interests of visual amenity in accordance with saved policy DC19.1 and DC18.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

31) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this consent, a new door shall not be installed in the existing doorway of the Princess Street elevation unless and until full details of the replacement door have been submitted to and approved in writing by the City Council as local planning authority. The proposal for the replacement of the door shall be accompanied by full details of the materials, including the fittings and fully detailed elevations and cross sections including measurements demonstrating the appearance of the door.

The replacement door shall be installed only in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with saved policy DC19.1 and DC18.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 32) a) The windows of the rooftop extension shall be installed and finished fully and only in accordance with the information on the drawings referenced AL(05)0030 Rev P06 and AL(05)0031 Rev P06
- b) The canopy on Clarence Street shall be installed and finished fully and only in accordance with the information on the drawings referenced AL(05)0031 Rev P06 and AL(05)0032 Rev P06

The development shall be carried out only in accordance with these approved details.

Reason - In the interests of visual amenity in accordance with saved policy DC19.1 and DC18.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 4 January 2023

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.