

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

Wittington Investments (Properties)
Limited
Weston Centre
10 Grosvenor Street
London
W1K 4QY

Agent (if used)

Don Murphy
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (Specified Plans) attached to planning permission ref. 130099/FO/2021 for internal alterations and repairs together with installation of CCTV

Location: 40 Princess Street, Manchester, M1 6DE

Date of application: 13 October 2022

Application number: 135200/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 rooftop extension and level of removal of historical fabric and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

- 1) The development must be begun not later than 3 September 2023.

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

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

- Location Plan (Ref AL(02)001 Revision P01) dated July 2020 - Rec 19 April 2021
- Proposed Strip Out + Demolitions - Existing Levels -04 & -05 (Ref AL(02)110 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels -03 & -02 (Ref AL(02)111 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels -01 & 00 (Ref AL(02)112 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 01 & 02 (Ref AL(02)113 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 03 & 04 (Ref AL(02)114 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 05 & 06 (Ref AL(02)115 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 07 & 08 (Ref AL(02)116 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Levels 09 & 10 (Ref AL(02)117 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Roof (Ref AL(02)118 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Section A-A (Ref AL(02)220 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Sections B-B (Ref AL(02)221 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Section C-C & D-D (Ref AL(02)222 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Sections E-E & F-F (Ref AL(02)223 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Existing Sections G-G & H-H (Ref AL(02)224 dated March 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Harter Street Elevations (Ref AL(02)330 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Princess Street Elevations (Ref AL(02)331 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Courtyard Elevations (Ref AL(02)332 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Lightwell Elevations (Ref AL(02)333 dated February 2021 - Rec 26 May 2021
- Proposed Strip Out + Demolitions - Rear Elevations (ref AL(02)334 dated February 2021 - Rec 26 May 2021
- Proposed Plans Levels -04 & -05 (Ref AL(04)010 dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels -01 & 00 (Ref AL(04)012) dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels 01 & 02 (Ref AL(04)013) dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels 03 & 04 (Ref AL(04)014 dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels 05 & 06 (Ref AL(04)015 Rev 2) dated July 2020 - Rec 26 May 2021
- Proposed Plans Levels 07 & 08 (Ref AL(04)016 dated July 2020 - Rec 19 April 2021
- Proposed Plans Levels 09 & 10 (Ref AL(04)017 dated July 2020 - Rec 19 April 2021
- Proposed Roof Plan (Ref AL(04)018) Dated July 2020 - Rec 19 April 2021

- Proposed Sections A-A (Ref AL(04)020) Dated September 2020 - Rec 19 April 2021
- Proposed Sections B-B (Ref AL(04)021) Dated September 2020 - Rec 19 April 2021
- Proposed Sections C-C & D-D (Ref AL(04)022) Dated September 2020 - Rec 19 April 2021
- Proposed Sections E-E & F-F (Ref AL(04)023) Dated September 2020 - Rec 19 April 2021
- Proposed Sections G-G & H-H (Ref AL(04)023) Dated September 2020 - Rec 19 April 2021
- Proposed Eastern Building (Princess Street Façade) Entrance (Ref AL(04)111 Rev P02 dated March 2021) - Rec 02 September 2021
- Proposed Elevation Rear (Ref AL(04)034 dated September 2020 - Rec 26 May 2021
- Proposed Elevation Lightwell (Ref AL(04)33 dated September 2020 - Rec 19 April 2021
- New Core (Stair 44) Proposed Plans (Sheet 1 Ref AL(04)100) dated March 2021 - Rec 19 April 2021
- New Core (Stair 44) Proposed Plans (Sheet 2 Ref AL(04)101) dated March 2021 - Rec 19 April 2021
- New Core (Stair 44) Proposed Sections/Elevations (sheet 1 Ref AL(04)102) dated March 2021 - Rec 19 April 2021
- New Core (Stair 44) Proposed Sections/Elevations (Sheet 2 Ref AL(04)103) dated March 2021) - Rec 19 April 2021
- Proposed Eastern Building (Princess Street façade) - Proposed Office Entrance (Ref AL(04)110) dated March 2021 - Rec 19 April 2021
- Proposed Eastern Building (Princess Street façade) - Proposed Office Entrance (Ref AL(04)111) dated March 2021 - Rec 19 April 2021
- Proposed Eastern Building (Princess Street façade) - Proposed Office Entrance (Ref AL(04)112) dated March 2021 - Rec 19 April 2021
- Proposed New Entrance to Cycle Store (Ref AL(04)120 dated March 2021 - Rec 19 April 2021
- Proposed External Refuse Store (Ref AL(04)121 dated February 2021 - Rec 19 April 2021
- Proposed Gym Entrance Internal Works (Drawing AL(04)122 Rev P01 dated March 2021 - Rec 19 April 2021
- Proposed Stair 17 MOE from Level -03 to Harter Street (Drawing AL(04)124 dated January 2021 - Rec 19 April 2021
- Proposed Stair 12 Infill (Drawing AL(04)140 dated March 2021) - Received 19 April 2021
- Proposed Roof Top Extension/Plant Deck Works (Ref AL(04)150 Rev P02 dated March 2021) - Rec 02 September 2021
- Proposed Roof Top Extension/Plant Deck Works (Ref AL(04)152 Dated March 2021) - Rec 02 September 2021
- Proposed Roof Top Extension/Plant Deck Works (Ref AL(04)151 Sheet 2 dated March 2021) - Rec 02 September 2021
- Existing Former Hoist Elevations (Ref AL(02)126 Revision P01) dated March 2021 - Rec 19 April 2021
- Proposed Former Hoist Elevations (Drawing AL(04)160 dated March 2021 - Received 19 April 2021
- Proposed Sub-station Works (Internal) (Drawing AL(04)170 dated March 2021) - Received 19 April 2021
- Proposed GA Plan Levels -00 & 00 (Reception) (Drawing AL(04)190 dated March 2021) - Received 19 April 2021

- Retained Historical Features/Artifacts (Level -05 - -02) (Ref AL(04)300 dated January 2021) - Received 19 April 2021
- Retained Historical Features/Artifacts (Level -01 to 02 (Ref AL(04)301 dated January 2021) - Received 19 April 2021
- Retained Historical Features/Artifacts (Level 03 - 06) (Ref AL(04)302 dated January 2021) - Received 19 April 2021
- Retained Historical Features/Artifacts (Level 07 - 10 (Ref AL(04)303 dated January 2021) - Received 19 April 2021
- Tanking Scope (Ref AL(04)400 Rev P01 dated May 2021) - Rec 26 May 2021
- Schedule of Nett Areas (Drawing AL(06)100 dated September 2020) - Received 19 April 2021
- Proposed Fire Strategy Plans (Drawing AL(12)100 dated September 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels -04 & -05 (Drawing AL(22)020 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels -03 & -02 (Drawing AL(22)021 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels -01 & 00 (Drawing AL(22)022 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 01 & 02 (Drawing AL(22)023 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 03 & 04 (Drawing AL(22)024 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 05 & 06 (Drawing AL(22)025 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 07 & 08 (Drawing AL(22)026 dated February 2021) - Received 19 April 2021
- Proposed Internal Wall Finishes Levels 09 & 10 (Drawing AL(22)027 dated February 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels -04 & -05 (Drawing AL(22)050 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels -03 & -02 (Drawing AL(22)051 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels -01 & 00 (Drawing AL(22)052 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 01 & 02 (Drawing AL(22)053 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 03 & 04 (Drawing AL(22)054 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 05 & 06 (Drawing AL(22)051 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 07 & 08 (Drawing AL(22)052 dated March 2021) - Received 19 April 2021
- Proposed Internal Joinery Types Levels 09 & 10 (Drawing AL(22)053 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)100 Sheet 01 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)101 Sheet 02 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)102 Sheet 03 dated March 2021) - Received 19 April 2021
- Internal Joinery Details (Drawing AL(22)103 Sheet 04 dated March 2021) - Received 19 April 2021

- Existing Stair 14 Internal Elevations (Ref AL(24)002 Revision P01) dated March 2021 - Rec 19 April 2021
- Proposed Plans Stair 14 (Drawing AL(24)003 dated March 2021 - Received 19 April 2021
- Proposed Stair 01 Upgrade Works (Drawing AL(24)021 dated March 2021 - Received 19 April 2021
- Proposed Windows & Doors Proposed Harter Street Elevations (Drawing AL(31)001 dated February 2021) - Received 19 April 2021
- Proposed Windows & Doors Princess Street Elevations (Drawing AL(31)002 dated February 2021) - Received 19 April 2021
- Proposed GA Plan Roof Level (Drawing AL(31)004 dated February 2021) - Received 19 April 2021
- Proposed Windows & Doors Rear Elevations (Drawing AL(31)005 dated February 2021) - Received 19 April 2021
- Proposed Roof Light Detail (Drawing AL(31)110 dated March 2021) - Received 19 April 2021
- Proposed Window Types (Ref AL(31)100 Sheet 01 dated March 2021) - Rec 02 September 2021
- Proposed Window Types (Ref AL(31)101 Sheet 02 dated March 2021) - Rec 02 September 2021
- Proposed Façade Alterations Princess Street (Drawing AL(31)011 dated March 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels -04 & -05 (Drawing AL(43)020 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels -03 & -02 (Drawing AL(43)021 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels -01 & 00 (Drawing AL(43)022 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 01 & 02 (Drawing AL(43)023 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 03 & 04 (Drawing AL(43)024 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 05 & 06 (Drawing AL(43)025 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 07 & 08 (Drawing AL(43)026 dated February 2021 - Received 19 April 2021
- Proposed Floor Finishes Levels 09 & 10 (Drawing AL(43)027 dated February 2021 - Received 19 April 2021
- Proposed Under Draw to Existing Lath & Plaster Ceiling (Ref AL(43)201 Rev P01) dated August 2021 - Rec 19 August 2021
- Existing and Proposed Floor Build-Ups Eastern & Langley (Drawing AL(43)200 dated December 2020 - Received 19 April 2021
- Proposed Ceiling Plan Levels -05 & -04 (Ref AL(45)020 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels -03 & -02 (Ref AL(45)021 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels -01 & 00 (Ref AL(45)022 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 01 & 02 (Ref AL(45)023 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 03 & 04 (Ref AL(45)024 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 05 & 06 (Ref AL(45)025 Rev 2 dated January 2021 - Rec 26 May 2021

- Proposed Ceiling Plan Levels 07 & 08 (Ref AL(45)026 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Ceiling Plan Levels 09 & 10 (Ref AL(45)027 Rev 2 dated January 2021 - Rec 26 May 2021
- Proposed Indicative Tenant Plant Enclosure within Courtyard (Ref SK1013) dated August 2021 - Rec 19 August 2021
- Proposed Courtyard Elevation (Drawing AL(04)032 Revision P05) dated September 2020 - Rec 19 August 2021
- Proposed Harter Street Elevations (Drawing AL(04)030 Revision P03) dated September 2020 - Rec 06 July 2021
- Proposed Princess Street Elevations (Drawing AL(04)031 Revision P03) dated September 2020 - Rec 06 July 2021
- Proposed Courtyard Elevations (Drawing AL(04)032 Revision P03) dated September 2020 - Rec 06 July 2021
- Proposed Drainage Services Levels -03 and -02 (Ref 520-M01 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels -01 and 00 (Ref 520-M02 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 01 and 02 (Ref 520-M03 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 03 and 04 (Ref 520-M04 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 05 and 06 (ref 520-M05 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 07 and 08 (ref 520-M06 Revision A) dated 05 March 2021 - Rec 19 April 2021
- Proposed Drainage Services Levels 09 and 10 (ref 520-M07 Revision A) dated 05 March 2021- Rec 19 April 2021
- Proposed Domestic Water Services Levels -03 & -02 (Drawing 530-M01 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels -01 & 00 (Drawing 530-M02 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 01 & 02 (Drawing 530-M03 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 03 & 04 (Drawing 530-M04 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 05 & 06 (Drawing 530-M05 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 07 & 08 (Drawing 530-M06 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Domestic Water Services Levels 08 & 09 (Drawing 530-M07 Rev A dated 05/3/21) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels -03 & -02 (Drawing M101 Rev A dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels -01 & 00 (Drawing M02 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 01 & 02 (Drawing M03 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 03 & 04 (Drawing M05 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 05 & 06 (Drawing M05 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation and Comfort Cooling Levels 07 & 08 (Drawing M06 Rev B dated 25/09/20) - Received 19 April 2021

- Proposed Ventilation and Comfort Cooling Levels 09 & 10 (Drawing M07 Rev B dated 25/09/20) - Received 19 April 2021
- Proposed Toilet Extract (Drawing M09 Revision A dated 25/09/20) - Received 19 April 2021
- Proposed Typical Sections (drawing M10 Revision A dated 25/09/20) - Received 19 April 2021
- Proposed Ventilation Riser Schematic (Drawing SK01 Revision A dated 25/09/20) - Received 19 April 2021
- Proposed Toilet Extract Ventilation Riser Schematic (Drawing SK02 Revision A dated 25/09/20) - Received 19 April 2021
- Proposed Ground & 1st Level Lighting & Emergency Lighting Layout (Drwg CSK-7599-L00-N01-D dated 19/03/21) - Rec 19 April 21
- Proposed 3rd & 4th Level Lighting & Emergency Lighting Layout (Drawing CSK-7599-L03-L04-E) - Received 19 April 2021
- Proposed 9th & 10th Level Lighting & Emergency Lighting Layout (Drawing CSK-7599-L09-10-D) - Received 19 April 2021
- Proposed Drainage Services Levels -03 & -02 (Drawing 520-M01 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels -01 & 00 (Drawing 520-M02 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 01 & 02 (Drawing 520-M03 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 03 & 04 (Drawing 520-M04 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 05 & 06 (Drawing 520-M05 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 07 & 08 (Drawing 520-M06 Rev A dated 05/03/21) - Received 19 April 2021
- Proposed Drainage Services Levels 09 & 10 (Drawing 520-M07 Rev A dated 05/03/21) - Received 19 April 2021
- BREAAAM Travel Plan (Ref 078720-CUR-00-XX-RP-TP-001 Revision V02) dated 08 April 2021 - Rec 19 April 2021
- Drainage Strategy (Ref 064084-CUR-00-XX-RP-C-92001 Revision V01) dated 07 April 2021 - 19 April 2021
- Extended Phase 1 Habitat Survey and Assessment for Bats (Ref 189342) dated October 2019 - Rec 19 April 2021
- Sustainability Report (Ref 1815 R0008 Rev 0 dated 29/03/2021) - Received 19 April 2021
- Design Fire Consultants Correspondence/Email ('40 Princess Street') - Received 02 September 2021
- Water Penetration and Masonry Damp Report ('40-46 Princess Street') - Received 02 September 2021
- Acoustic Planning Report (Ref 17132-R01-E) dated 09 April 2021 - Rec 19 April 2021
- Crime Impact Statement (Ref 2012/0371/CIS/03) dated 20 August 2019 - Rec 19 April 2021
- Proposed Details ('Manhattan Exterior Light') - Received 06 July 2021
- Proposed Details ('Compact Emergency Downlight' Ref AFALED/3NM/ST/IP65/B) - Received 06 July 2021
- Proposed Details ('OWL Wall Mounted Luminaire I65') - Received 06 July 2021
- Construction Management Plan (Ref 40-46 Princess Street) dated 08 July 2021 - Received 02 September 2021
- Site Logistics Plan (Ref 40-46 Princess Street) undated - Received 15 June 2021

- Air Quality Management Strategy (Ref 4619r1 dated 20 May 2021 - Received 26 May 2021
- Timberwise Report (Ref G64075-CB-MD dated 20/04/2021 - Received 26 May 2021
- Existing and Proposed Servicing Strategy (Ref AL(04)200 dated March 2021) - Received 19 April 2021
- Energy Strategy & External Plant Statement (Ref 1815 R007 Rev 0 dated 29 March 2021) - Received 19 April 2021
- Structural Report (Ref 064084-CUR-XX-XX-RP-S-27001 P03 dated 01 April 2021) - Received 19 April 2021
- Utility Report (Reference 1815 R0009 Rev 0 dated 29/03/21) - Received 19 April 2021
- Ventilation Statement (Reference 1815 R0006 Rev 0 dated 29/03/21) - Received 19 April 2021
- Window Condition Survey ('40-46 Princess Street') - Received 19 April 2021
- al(04)011 Rev P03 - Rec 6 October 2022
- al(04)030 Rev P05- Rec 6 October 2022
- al(04)031 Rev P05 - Rec 6 October 2022
- al(04)032 Rev P06 - Rec 6 October 2022
- al(22)021 - Received 6 October 2022
- al(22)022 - Received 6 October 2022
- al(22)023 - Received 6 October 2022
- al(22)024 - Received 6 October 2022
- al(22)025 - Received 6 October 2022
- al(22)026 - Received 6 October 2022
- al(22)027 - Received 6 October 2022
- al(31)003 Rev P02 - Received 6 October 2022
- al(41)01 Rev P02 - Received 6 October 2022
- al(41)012 Rev P01 - Received 6 October 2022
- The Heritage Statement prepared by BB Heritage referenced P0214_HS_REP001 - Received 6 October 2022

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.

3) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

4) a) External lighting shall be installed in accordance with the email from Paul Butler Associates dated 28 July 2021 and the lighting product specification sheets received by the City Council as local planning authority on 6 August 2021 so as to control glare and overspill onto nearby residential properties.

b) Within two months of the installation of external lighting units, 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 light consultant's report (part a). The report shall undertake post completion testing to confirm that acceptable 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

criteria. Any measures required by the report shall be implemented within two months of the installation of external lighting units and shall be maintained for as long as these lighting units are in situ.

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with policies DM1 and SP1.

5) a) Prior to first occupation of the development, the gymnasium shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed 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.

b) Within two months of 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 consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 measures shall be implemented within three months of first occupation of the development.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the acoustic report reference 17132-R01-E received by the City Council as local planning authority on 19 April 2022. The scheme as detailed within this approved document shall be implemented in full before the use commences.

b) Within 3 months of the first operation of the scheme, 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 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

7) The development shall be carried out in accordance with the submitted scheme for the storage and disposal of refuse as detailed in the approved document 'Existing and Proposed Servicing Strategy Ref: AL(04)200 Revision P01 prepared by Bridge Architects' received by the City Council as Local Planning Authority on 14 April 2021. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity pursuant to policy DM1 of the Core Strategy.

8) The development mitigation measures to safeguard local air quality as detailed within the submitted air quality assessment shall be implemented for the duration of the development.

Prior to occupation of the development the agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority 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

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:

http://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: 9 December 2022

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/planning-inspectorate . 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.