



Planning

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Mr Ralph Taylor
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31 Blackfriars Road
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Date: 12 August 2022

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: 134430/NMC/2022

Description: Non material amendment to planning permission 121979/FO/2018 to alter triggers associated with conditions 3 (Material Samples and Specifications) and 12 (Fume Extraction)

Location: Blackfriars House , Parsonage, Manchester, M3 2JA

I refer to your application for a non-material amendment to planning permission reference 121979/FO/2018.

This application for a non-material amendment seeks to allow for the re-wording of Conditions 3 (Materials - Samples and Specifications) and 12 (Fume Extraction attached to development approved under application 128667/JO/2020 to amend the timescales (time triggers) for submission of details reserved by said conditions.

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

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 121979/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 121979/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management.

Along with the programme, prior to occupation a document shall be provided detailing the sustainable methods of construction and operation proposed for the development which could include the following:

- The use high efficiency lighting and automatic controls where appropriate.
- Use of sustainably sourced materials
- The new fabric of the building would be highly insulated.
- The use of low flush cisterns.
- New heat generating equipment selected to allow operation at high efficiencies.
- The use of heat recovery systems.

The document will be submitted to and approved in writing by the city council before part b of this condition can be discharged.

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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.

12) Prior to installation of any equipment or plant relating to the extraction of fumes, vapours and odours, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. An odour impact assessment is required together with suitable mitigation measures, information regarding the proposed cleaning/maintenance regime for the fume extraction equipment, and details in relation to replacement air. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intakes of nearby properties. Any scheme should make reference to the Defra document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', particularly Annex B. The scheme shall be implemented in accordance with the approved details prior to first occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact James Hughes using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing