

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

Strathclyde Pension Fund c/o DTZ
Investors
C/o Agent

Agent (if used)

Savills (UK) Limited
Belvedere
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: The conversion of the upper floors of 62 King Street to 7 no. apartments with external alterations to 58-66 King Street, and associated works

Location: 58-66 King Street And 47-53 South King Street , Manchester, M2 4ND

Date of application: 21 May 2021

Application number: 129850/FO/2021

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

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

Condition(s) attached to this decision

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

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:

- o Location Plan (11702-AEW-XX-SI-DR-A-0500 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Site Plan (11702-AEW-XX-SI-DR-A-0501 Rev P03 dated 12/11/20) - Rec 26/03/21
- o Proposed Site Plan (11702-AEW-XX-SI-DR-A-0502 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing B1 Plan (11702-AEW-XX-B1-DR-A-0516 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing GF Plan (11702-AEW-XX-00-DR-A-0510 Rev P02 dated 08/06/20) - Rec 26/03/21
- o Existing 1F Plan (11702-AEW-XX-01-DR-A-0511 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing 2F Plan (11702-AEW-XX-02-DR-A-0512 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing 3F Plan (11702-AEW-XX-03-DR-A-0513 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing 4F Plan (11702-AEW-XX-04-DR-A-0514 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Roof Plan (11702-AEW-XX-05-DR-A-0515 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Elevation 1 (11702-AEW-XX-ZZ-DR-A-0530 Rev P03 dated 12/11/20 = Rev 01/04/21
- o Existing Elevation 2 (11702-AEW-XX-ZZ-DR-A-0531 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Elevation 3 (11702-AEW-XX-ZZ-DR-A-0532 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Elevation LW (11702-AEW-XX-ZZ-DR-A-0533 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Sections 1 (11702-AEW-XX-ZZ-DR-A-0534 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Sections 2 (11702-AEW-XX-ZZ-DR-A-0535 Rev P02 dated 12/11/20) - Rec 26/03/21
- o Existing Sections 3 (11702-AEW-XX-ZZ-DR-A-0536 Rev P02 dated 12/11/20) - Rec 26/03/21
- o GF Demo Plan (11702-AEW-XX-00-DR-A-0550 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 01 Demo Plan (11702-AEW-XX-00-DR-A-0551 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 02 Demo Plan (11702-AEW-XX-00-DR-A-0552 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 03 Demo Plan (11702-AEW-XX-00-DR-A-0553 Rev P03 dated 11/12/20) - Rec 26/03/21
- o 04 Demo Plan (11702-AEW-XX-00-DR-A-0554 Rev P03 dated 11/12/20) - Rec 26/03/21
- o Roof Demo Plan (11702-AEW-XX-00-DR-A-0555 Rev P04 dated 11/12/20) - Rec 27/08/21
- o B1 Demo Plan (11702-AEW-XX-00-DR-A-0556 Rev P03 dated 11/12/20) - Rec 26/03/21
- o Elevation 1 Demo Plan (11702-AEW-XX-DR-A-0560 Rev P06 dated 11/12/20) - Rec 19/11/21
- o Elevation 2 Demo Plan (11702-AEW-XX-DR-A-0561 Rev P03 dated 11/12/20) - Rec 27/08/21
- o Elevation 3 Demo Plan (11702-AEW-XX-DR-A-0562 Rev P05 dated 11/12/20) - Rec 19/11/21

- o Elevation LW Demo Plan (11702-AEW-XX-DR-A-0563 Rev P04 dated 11/12/20) - Rec 27/08/21
- o Section 1 Demo Plan (11702-AEW-XX-DR-A-0564 Rev P04 dated 11/12/20) - Rec 27/08/21
- o Section 2 Demo Plan (11702-AEW-XX-DR-A-0565 Rev P04 dated 11/12/20) - Rec 26/03/21
- o Section 3 Demo Plan (11702-AEW-XX-DR-A-0566 Rev P02 dated 11/12/20) - Rec 26/03/21
- o Proposed GF Plan (11702-AEW-XX-01-DR-A-0520 Rev P05 dated 11/12/20) - Rec 19/11/21
- o Proposed 1F Plan (11702-AEW-XX-01-DR-A-0521 Rev P05 dated 11/12/20) - Rec 19/11/21
- o Proposed 2F Plan (11702-AEW-XX-02-DR-A-0522 Rev P04 dated 11/12/20) - Rec 26/03/21
- o Proposed 3F Plan (11702-AEW-XX-03-DR-A-0523 Rev P05 dated 12/11/20) - Rec 26/03/21
- o Proposed 4F Plan (11702-AEW-XX-04-DR-A-0524 P04 dated 12/11/20) - Rec 26/03/21
- o Proposed Roof Plan (11702-AEW-XX-05-DR-A-0525 P07 dated 27/11/20) - Rec 02/12/21
- o Proposed B1 Plan (11702-AEW-XX-B1-DR-A-0526 P04 dated 12/11/20) - Rec 26/03/21
- o Proposed Cycle Parking (11702-AEW-XX-B1-DR-A-0527 Rev P02 dated 14/12/20) - Rec 26/03/21
- o Proposed Elevation 1 (11702-AEW-XX-ZZ-DR-A-0540 Rev P10 dated 12/11/20) - Rec 30/11/21
- o Proposed Elevation 2 (11702-AEW-XX-ZZ-DR-A-0541 Rev P05 dated 12/11/20) - Rec 27/08/21
- o Proposed Elevation 3 (11702-AEW-XX-ZZ-DR-A-0542 Rev P08 dated 12/11/20) - Rec 14/12/21
- o Proposed Elevation LW (11702-AEW-XX-ZZ-DR-A-0543 Rev P07 dated 12/11/20) - Rec 02/12/21
- o Proposed Section 1 (11702-AEW-XX-ZZ-DR-A-0544 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed Section 2 (11702-AEW-XX-ZZ-DR-A-0545 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed Section 3 (11702-AEW-XX-ZZ-DR-A-0546 Rev P04 dated 12/11/20) - Rec 27/08/21
- o Proposed Typical Apartment Section Detail (11702-AEW-XX-ZZ-DR-A-0547 Rev P02 dated 13/05/21) - Rec 02/12/21
- o Proposed B1 Heating (1176-PHL-KS-1-DR-M-301 dated Dec '20) - Rec 26/03/21
- o Proposed B1 Ventilation (1176-PHL-KS-1-DR-M-401 dated Dec '20) - Rec 26/03/21
- o Proposed F1 Ventilation (1176-PHL-KS-0-DR-M-402 dated Dec '20) - Rec 26/03/21
- o Curtain Wall Detailing (11702-AEW-XX-00-DR-A-5005 dated 28/05/21) - Rec 27/08/21
- o Stall Riser Panel Detail (11702-AEW-XX-00-DR-A-5006 dated 28/05/21) - Rec 27/08/21
- o MVHR Unit Locations (1176-PHL-KS-1-DR-M-408 dated 'Dec 20) - Rec 27/08/21
- o Noise and Vibration Planning Report (Prepared by Sandy Brown, Reference 20270-R02-F dated 08 October 2021) - Received 10 December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC18.1,

3) Notwithstanding the details approve within condition 2 before any works in relation to each of the following items commence the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Internal and external finishes and decorating schedule
- (b) Method statement for making good stonework following removal or roller shutters
- (c) Details design of air vents to the roof
- (d) Detailed design of fanlight above entrance
- (e) Details and method statement of any repairs, replacement windows or secondary glazing as required
- (f) Details and method statement of repairing the retained stain glass window
- (g) Details and method statement of any other internal or external repairs required as necessary
- (h) Full and final details of internal and external M&E (including mechanical ventilation) and method of installation
- (i) Full and final details of removal of any existing external M&E installations including making good of brickwork/stonework
- (j) Full and final details of proposed hanging ceiling and cornicing design

The specific areas of work, as individually identified above, shall only thereafter be implemented in full accordance with the subsequently approved details, as relevant

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The approved scheme for the storage and disposal of refuse 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 amenity and public health.

5) a) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any 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.

The application site is within Manchester's Air Quality Management Area (map available at: <https://uk-air.defra.gov.uk/aqma/maps>) and future residents may be exposed to air pollution. A clean air intake is therefore required

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

6) Prior to first occupation of the refurbished office building, a Travel Information Pack that highlights the options available within the local area for sustainable travel to and from the site for both users of and visitors to the building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved information.

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.

7) Prior to the occupation of the development hereby approved, a Crime Prevention and Security Management Plan shall be produced and provided to the Council for review. The development shall not be occupied until such time that the City Council has acknowledged in writing that it has received the Plan and stipulated that the recommendations contained therein are implemented.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Core Strategy for the City of Manchester.

8) Prior to the commencement of development, a construction management plan outlining working practices during development (including demolition works where applicable) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

Development shall be carried out in accordance with the approved demolition and construction management plan.

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

9) a) Any plant and associated equipment shall be implemented in accordance with the noise levels and attenuation targets as set out in Section 7 (Plant Noise Egress) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

b) Prior to 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

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1

10) a) The development shall be implemented in accordance with the noise levels and attenuation targets as set out in Sections 8 (Facade Sound Insulation - Noise Ingress) & 9 (Operational Noise Limits) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

The approved noise insulation scheme/s and vibration and reradiated noise mitigation measures as required shall be completed prior to any of the dwelling units hereby approved are occupied.

The following noise criterion will be required to be achieved:

Bedrooms (night time - 2300-0700) 30 dB LAeq (individual noise events shall not exceed 45dB LMax, F by more than 15 times)
Living Rooms (daytime 0700-2300) 35dB LAeq

Where entertainment noise is a factor in the noise climate the sound insulation scheme/s shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation of the development a verification report will be required 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

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties and in accordance with saved Unitary Development Plan Policy DC26 and Core Strategy Policy DM1

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.

The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Whilst the development has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Construction hours should be limited to:

0730-1800 MON-FRI

0830-1400 SAT

No Work SUN/BH

Date: 7 January 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 his 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.

Appendix A



The Coal
Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2021 until 31st December 2022