



Paul Butler Associates

Planning, Development & Heritage Consultants

20 July 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

21.1688/nma

Dear Mrs Roscoe

Location: Blackfriars House, Parsonage, Manchester, M3 2JA
Proposal: 'Change of use of part of ground floor from office (use class B1) to cafe (use class A3); works to rooftop comprising erection of a rooftop extension for use as a restaurant (use class A3) and refurbishment of roof space to house ventilation equipment and create roof terrace with intensive green roof; works to elevations comprising alterations to ground floor entrance on parsonage elevation, and installation of louvres to windows on River Irwell elevation'
Application: 121979/FO/2018

On behalf of our client, Bruntwood, we are pleased to submit this non-material amendment application for a slight alteration to the wording of pre-commencement conditions 3 and 12 attached to planning permission 121979/FO/2018.

Section 96A paragraph 3(b) of the Town and Country Planning Act 1990 states that non-material amendment applications can be used to 'remove or alter existing conditions', therefore this application is appropriate to amend the pre-commencement conditions. This application proposes that the wording of identified conditions is amended such that they are not 'pre-commencement' and therefore do not delay the progress of the development on site. The adjustment of the wording is proposed to ensure that the planning permission does not lapse on 18 October 2022 before these conditions have been duly discharged.

The conditions which are proposed to be amended are conditions 3 and 12. The following section of this letter sets out the proposed wording for each condition, and the new wording is underlined for ease of reference.

Condition 3: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and sustainable methods of construction

'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

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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'.

Condition 12: Fume Extraction

'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.

The provision of the above information will need to be provided by the end-operator of the restaurant rather than Bruntwood. An end-operator has yet to be formally agreed however this should not prevent the condition being amended such that details of any equipment or plant relating to the extraction of fumes, vapours and odours are provided prior to their installation.

We are pleased to submit this application for slight amendments to pre-commencement conditions to allow works to progress and secure the implementation of the development. In addition to this Covering Letter, the application is accompanied by the completed Application Forms and a fee of £234.

We trust that the information submitted is sufficient for you to approve the application. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', written in a cursive style.

Ralph Taylor BSc. MPLAN MRTPI
Associate Director