
FAO : Lucy Harrison

Senior Planner
City Centre Development Management
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council



9th August 2021

Dear Ms Harrison

BY EMAIL ONLY

Re : 130479/FO/2021 11 Burton Place Manchester M15 4PT

Thank you for the decision notice with approval for our planning application (ref 130479/FO/2021) to the change of use from office to include “live / work “ use .

Further to our subsequent email conversation earlier today I write to you regarding the potential discharge of condition 3, and include further information including relevant photographs which hopefully will be sufficient for your colleagues in Environmental Health to assist you discharge the condition without the need for a full acoustic survey

The application site is located in Burton Place, Castlefield ; a building largely occupied by residential apartments . The surrounding properties, including Moho directly opposite are similar in nature to Burton Place, with residential accommodation on upper floors and small commercial units to the ground floor

Burton Place is effectively a pedestrian street with controlled access for service vehicles only at limited times. The unit is set approximately 45m back from the nearest trafficked road, Ellesmere Street and therefore there is no impact from highway traffic.

The rear garden space faces a courtyard with an existing unused former mill set back from Burton Place.

Separating walls to the adjoining office are double blockwork construction with plasterboard and plaster finish and there is a suspended plasterboard ceiling below the concrete slab to the residential apartments over as required by robust details to meet the requirements of the Building Regulations. The floor to the ground floor slab is a suspended floor with a combination of granite and timber flooring above the concrete slab to the basement below. The attached photographs show these finishes and include the whole office space and the construction of the internal wall (double

plaster board and skim) which was built to split the office into two and now the dividing wall between the "live / work " uses

The change of use will include no alterations to either the external fabric or internal partitions.

We have occupied the unit as architects office space since 2008 and have never had any noise / acoustic issues of any kind and in particular the interface with basement and adjoining office

As such there are no acoustic constraints for the proposed live / work unit and the overall environ of Burton Place is perfectly suited for residential use with minimal risk of noise nuisance to the internal amenity from an area that is predominantly occupied by residential apartments

I hope this information is sufficient in terms of the acoustic suitability for change of use to live / work from just office uses, but please contact me if there are any further questions from you or your colleagues in Environmental Health

Yours sincerely

 for q2 architects

Steve Shaw
Director
Q2 Architects

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