

Development Management
Development Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/210908/MG

Submitted via the
Planning Portal

Landmark House
Station Road
Cheadle Hulme
SK8 7BS

+44(0)161 486 5025
www.euankellie.co.uk

23 December 2021

Dear Sirs or Madam,

Full Discharge of Condition 9 (Lighting Scheme); and Partial Discharge of Condition 5 (Acoustic Treatment), Condition 6 (Externally Mounted Ancillary) and Condition 8 (Fumes, Vapes and Odours) in respect of Full Planning Application Ref. 127325/FO/2020- 2-4 & 8-10 Booth Street Manchester M2 4AT.

On behalf of our client, The Hut Group Limited, I am pleased to confirm that an application to fully discharge Condition 9 (Lighting Scheme); and partially discharge Condition 5 (Acoustic Treatment), Condition 6 (Externally Mounted Ancillary) and Condition 8 (Fumes, Vapes and Odours) in respect of Planning Permission Ref.127325/FO/2020 at 2-4 & 8-10 Booth Street Manchester M2 4AT has been submitted via the Planning Portal (PP- 10403396).

The planning application fee of £116 has been paid electronically via the Planning Portal, and the application comprises the following documents:

- This Covering Letter prepared by Euan Kellie Property Solutions;
- Completed Application Forms and Associated Fee;
- Acoustic Report prepared by WSP (Ref. R-AC-04 Stage 4 Acoustic Report);
- A suite of technical documents prepared by McCue:
 - Hard wired connection options to IV Produkt AHU 'Climatix' Controls (Ref. External Connections To IVP AHU Climatix Controls-Sep2018 by associate Engineering Systems)
 - Technical Submittal form by Mechanical Building Services Ltd (Ref. MTS01 – AHU)
 - Functional Description (Ref. Spa at KSTH-R1 - AHU_RF_01-No Attenuators-Integrated Heat Pump - Control diagrams);
 - Dimension Drawing (Ref. Spa at KSTH-R1 - AHU_RF_01-No Attenuators-Integrated Heat Pump [DrawingTechnicalMaterialFanChartEcodesign])
 - Summary Fan Data Sheet (Ref. Nuaire - DE4H-ES-C4 Extract Fan);
 - Technical Submittal Form for Extract Fan (Ref. MTS02 Extract Fan (EF-RF-01));
 - Air Conditioning Technical Submittal Form by Mechanical Building Services Ltd (Ref. MTS02 Extract Fan (EF-RF-01).
 - Technical Submission (Ref. Mitsubishi Electric - AC Controls);

- Technical Submission (Ref. Mitsubishi Electric – AC);
 - Technical Submittal Form Air Conditioning (Ref. MTS14 - Air Conditioning)
 - Roof Top Plan Deck Layout (Ref. THG-FGM-RF-DR-ME-50001 Rev A - Roof Top Plant Deck); and,
 - Technical Submission (Ref. Untitled Extract Pages).
- A scheme of vent/ extract prepared by Mechanical Building Services Ltd:
 - Basement Level Ventilation Layout (Ref. THG-FGM-BS-B1-DR-M-570101 P01);
 - Basement Level Flue Layout (Ref. THG-FGM-BS-B1-DR-M-570102);
 - Ground Level Ventilation Layout (Ref. THG-FGM-BS-GF-DR-M-570101 P02);
 - Ground Level Extract Flute Layout (Ref. THG-FGM-BS-GF-DR-M-570102);
 - Ground Floor- High Level Ceiling Mods(Ref. THG-FGM-BS-GF-SK-M-000001 - GF Ceiling Mods); and,
 - Roof Top Plant Deck Layout (Ref. THG-FGM-RF-DR-ME-50001 Rev A - Roof Top Plant Deck).
- A lighting scheme prepared by Studio 29; and
 - Detailed Luminaire Schedule (Ref. 127325_FO_2020-DETAILED_LUMINAIRE_SCHEDULE-1457034);
 - NE Light Elevation (Ref. 127325_FO_2020-NE_LIGHTING_ELEVATION-1457028);
 - NE Light Elevation (Ref. 127325_FO_2020-NE_LIGHTING_ELEVATION-1457031);
 - NW Light Elevation (Ref. 127325_FO_2020-NW_LIGHTING_ELEVATION-1457029);
 - NW Light Elevation (Ref. 127325_FO_2020-NW_LIGHTING_ELEVATION-1457032);
 - SW Light Elevation (Ref. 127325_FO_2020-SW_LIGHTING_ELEVATION-1457030);
 - SW Light Elevation (Ref. 127325_FO_2020-SW_LIGHTING_ELEVATION-1457033).
- A Fixed Plant Noise Technical Note (DDN-AC-07) prepared by WSP.

The relevant conditions and associated submissions are set out in detail below and overleaf.

Condition 5 (Acoustic Treatment)

Condition 5 states:

“The premises shall be acoustically insulated and treated to limit the breakout 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.

Upon completion 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 has 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 nearby properties, pursuant to policy DM1 (Development Management) and policy SP 1 (Spatial Principles) within Manchester Core Strategy."

The details submitted for approval comprise:

- Acoustic Report prepared by WSP (Ref. R-AC-04 Stage 4 Acoustic Report)

The Acoustic Report provides a noise study of the premises and a scheme of acoustic treatment in line with Manchester City Council ('MCC') requirements. The acoustic treatment measures recommended include spring concrete floor and sound insulating ceilings, both of which will provide significant noise control.

It is therefore respectfully requested that Condition 5 is partially discharged in respect of the request for a noise study and scheme of acoustic treatment. The verification report will be submitted in due course under a separate cover.

Condition 6 (Externally Mounted Ancillary)

Condition 6 states:

"Externally mounted ancillary plant, equipment, servicing and louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

The scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the premises is occupied.

Upon completion 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 the noise criteria has 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policy DM1 (Development Management) and policy SP 1 (Spatial Principles) within Manchester Core Strategy."

The details submitted for approval comprise:

- A Fixed Plant Noise Technical Note (DDN-AC-07) prepared by WSP
- Hard wired connection options to IV Produkt AHU 'Climatix' Controls (Ref. External Connections To IVP AHU Climatix Controls-Sep2018 by associate Engineering Systems)
- Technical Submittal form by Mechanical Building Services Ltd (Ref. MTS01 – AHU)
- Functional Description (Ref. Spa at KSTH-R1 - AHU_RF_01-No Attenuators-Integrated Heat Pump - Control diagrams);
- Dimension Drawing (Ref. Spa at KSTH-R1 - AHU_RF_01-No Attenuators-Integrated Heat Pump [DrawingTechnicalMaterialFanChartEcodesign])

- Summary Fan Data Sheet (Ref. Nuaire - DE4H-ES-C4 Extract Fan);
- Technical Submittal Form for Extract Fan (Ref. MTS02 Extract Fan (EF-RF-01));
- Air Conditioning Technical Submittal Form by Mechanical Building Services Ltd (Ref. MTS02 Extract Fan (EF-RF-01).
- Technical Submission (Ref. Mitsubishi Electric - AC Controls);
- Technical Submission (Ref. Mitsubishi Electric – AC);
- Technical Submittal Form Air Conditioning (Ref. MTS14 - Air Conditioning)
- Roof Top Plan Deck Layout (Ref. THG-FGM-RF-DR-ME-50001 Rev A - Roof Top Plant Deck); and,
- Technical Submission (Ref. Untitled Extract Pages).

The document pack listed above contains a number of technical documents, including instruction manuals and dimension drawings of the different parts of the externally mounted ancillary. A statement from WSP has also been submitted to confirm that the above specifications accord with MCC requirements as stipulated within the condition.

Once the development is complete, a verification report will be submitted to MCC to validate that the work undertaken throughout the development conforms to the noise criteria identified. It is therefore respectfully requested that Condition 6 is partially discharged in respect of the submitted scheme details/

Condition 8 (Fumes, Vapes and Odours)

Condition 8 states:

“Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council, as local planning authority, before the use commences. Any works approved shall be implemented before the use commences.

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 eave level and/or any openable windows/ventilation intakes of nearby properties.

Upon completion of the development and before use, a verification report will be

required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the odour statement report and subject to additional requirements set out below. The report shall also include photographs of the filters and odour abatement in situ within the ductwork before being boxed along with a diagram and photographs of the inspection access hatches.

Any instances of non-conformity with the recommendations in the report or approved measures shall be detailed along with any measures required to ensure compliance with the agreed criteria.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policy DM1 (Development Management) and policy SP 1 (Spatial Principles) within Manchester Core Strategy.”

The details submitted for approval comprise:

- Basement Level Ventilation Layout (Ref. THG-FGM-BS-B1-DR-M-570101 P01);
- Basement Level Flue Layout (Ref. THG-FGM-BS-B1-DR-M-570102);
- Ground Level Ventilation Layout (Ref. THG-FGM-BS-GF-DR-M-570101 P02);
- Ground Level Extract Flue Layout (Ref. THG-FGM-BS-GF-DR-M-570102);
- Ground Floor- High Level Ceiling Mods (Ref. THG-FGM-BS-GF-SK-M-000001 - GF Ceiling Mods); and,
- Roof Top Plant Deck Layout (Ref. THG-FGM-RF-DR-ME-50001 Rev A - Roof Top Plant Deck).

The above scheme of vent/extract prepared by Mechanical Building Services Ltd includes a series of technical drawings showing the ventilation and extract equipment to be installed at the premises.

Once the development is complete, a verification report will be required to validate that the work undertaken throughout the development conforms to the criteria identified under a separate cover. It is therefore respectfully requested that Condition 8 is partially discharged in respect of the requirement to submit a scheme of ventilation/extraction.

Condition 9 (Lighting Scheme)

Condition 9 states:

“The proposed development shall not be brought into use, unless and until details of any proposed lighting scheme has been submitted to, and approved in writing by, the City Council, as local planning authority. The scheme shall include levels of luminance, together with location and details of fixtures and fittings.

Reason - In the interests of the amenities of the area and occupiers of nearby properties, pursuant to policy DM1 (Development Management) and policy SP 1 (Spatial Principles) within Manchester Core Strategy.”

The details submitted for approval comprise:

- Detailed Luminaire Schedule (Ref. 127325_FO_2020-DETAILED_LUMINAIRE_SCHEDULE-1457034);
- NE Light Elevation (Ref. 127325_FO_2020-NE_LIGHTING_ELEVATION-1457028);
- NE Light Elevation (Ref. 127325_FO_2020-NE_LIGHTING_ELEVATION-1457031);
- NW Light Elevation (Ref. 127325_FO_2020-NW_LIGHTING_ELEVATION-1457029);
- NW Light Elevation (Ref. 127325_FO_2020-NW_LIGHTING_ELEVATION-1457032);
- SW Light Elevation (Ref. 127325_FO_2020-SW_LIGHTING_ELEVATION-1457030); and,
- SW Light Elevation (Ref. 127325_FO_2020-SW_LIGHTING_ELEVATION-1457033).

The above lighting scheme prepared by studio 29 provides the specification of lighting to be used, as well as elevational drawings of the lighting scheme. It is therefore respectfully requested Condition 9 is fully discharged.

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me by phone or email (07496641812).

Kind Regards,

A handwritten signature in black ink, appearing to read 'Katie Daniels'.

Katie Daniels RTPI
Associate Director
katie@euankellie.co.uk