

2 November 2021

FAO David Brettell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Old Granada Studios (OGS), St. John's, Manchester – Application for Discharge of Condition 6, 9, 12, 15 and 19 for Planning Permission Reference 130796/JO/2021

Please find enclosed a Condition Discharge application submitted by Manchester Quays (OGS) Developments Limited, for the partial discharge of Planning Condition 6, 9, 12, 15 and 19 attached to Planning Permission 130796/JO/2021, relating to the Old Granada Studios ('OGS') development in Manchester City Centre.

The original planning permission has been subjected to a minor material amendment (S.73 – variation of condition) application with the following description of development:

"Variation of Condition 2 to planning permission ref: 127612/FO/2020 to reflect design development of container workspaces."

For clarity on the extent of the approval, the original Planning Permission Reference 127612/FO/2020 to which this S.73 application relates approved the following description of development:

"Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works"

The original application was granted permission on 16 November 2020. Broadly, the revised proposals are consistent with the original approval in terms of use and appearance.

The remainder of this letter sets out the condition wording and information submitted in order to discharge the conditions against application reference (130796/JO/2021).

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Condition 6 – External Lighting Scheme

Condition 6 is worded as follows:

“Each phase of the development (as identified on ZONE PLAN 180146-3DR-ZO-XXDR- D112 REV A) hereby approved shall include a building lighting scheme, including the rooftop extension to the hotel / members club, and a scheme for the illumination of all external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme, including lighting levels within internal public areas and how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. The approved scheme for each phase shall be implemented in full before each phase of the development is first occupied.”

In order to provide the details requested by Condition 6, 3D Reid have prepared a detailed drawing (External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B) that provides details of external lighting being proposed at Old Granada Studios. This drawing sets out the location of each source of light within Zone 6 of OGS. Some areas will be lit by recessed circular lights, circular up and down lighters and recessed outdoor luminaire as and where appropriate. Additional information can be found in the exterior lighting document (QP10036-Rev01) which provides more detailed information regarding the illuminance and luminance of the lighting by using raytracing on a physical model of OGS.

Further details relating to other zones within OGS will be submitted before completion of each relevant phase (as identified on ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A). The information provided meets the requirements set out and therefore Condition 6 should be formally discharged for Zone 6 only.

Condition 9 – Cycle Parking

Condition 9 is worded as follows:

“Use of each phase of the development (as identified on ZONE PLAN 180146-3DRZ0- XX-DR-D112 REV A) shall not commence unless and until a cycle parking strategy, including temporary and permanent arrangements, has been submitted to and agreed in writing by the City Council as local planning authority.”

In order to provide the details requested by Condition 9, 3D Reid have prepared a detailed drawing (Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C) that provides details of a permanent cycle parking strategy for Zone 6 of Old Granada Studios. This drawing sets out the cycle parking arrangements within Zone 6 of OGS which includes 18 secure cycle parking spaces and is supported by five showers, providing a level of amenity to the buildings user and in effect increasing the attractiveness of sustainable transport methods such as cycling.

Further details relating to other zones within OGS will be submitted before completion of each relevant phase (as identified on ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A). The information provided meets the requirements set out and therefore Condition 9 should be formally discharged for Zone 6 only.

Condition 12 – Fume and Odour Statement

Condition 12 is worded as follows:

“Fumes, vapours and odours shall be extracted and discharged from each phase of the premises (as identified on ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A) 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 in each phase. 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 intake.”

In order to provide the details requested by Condition 12, Hurstwood Environmental have prepared a selection of detailed technical drawings that identify the ventilation layout of the office element (Zone 6) of Old Granada Studios. These drawings identify the location of the ventilation systems and are supported by technical notes on the drawings information column.

Further details relating to other zones within OGS will be submitted before completion of each relevant phase (as identified on ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A). The information provided meets the requirements set out and therefore Condition 12 should be formally discharged for Zone 6 only.

Condition 15 – Plant Noise

Condition 15 is worded as follows:

“Externally mounted ancillary plant, equipment and servicing for each phase 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 for each phase (as identified on ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A) shall be submitted to and approved in writing by the City Council as local planning authority prior to first occupation in order to secure a reduction in the level of noise emanating from the site.”

In order to provide the details requested by Condition 15, Sandy Brown have prepared a Plant Noise Egress Assessment Report (Zone 6) that provides details of all externally mounted ancillary plant, equipment and servicing for Zone 6 and demonstrates their ability to be compliant in regard to their acoustic rating level.

An initial assessment was undertaken to establish the acoustic rating level of all externally mounted ancillary plant, equipment and servicing for Zone 6 and has determined a number of mitigation measures to achieve the desired 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The mitigation measures are outlined below:

- In-duct attenuation to the recycling store HRU and the level 4 extract fan.
- Acoustic screening to the east and west sides of the rooftop plant area. The proposed screening has a sound absorbent lining and is at a height of 2.8m above the rooftop level with a minimum mass of 15 kg/m².

An assessment of noise egress from normally operating landlord and tenant plant items has been undertaken. Considering the proposed mitigating measures, it is predicted that:

- The daytime (07:00-23:00) and night-time (23:00-07:00) noise egress criteria will be achieved at Bauhaus to the east of the site. This is a residential receptor and is therefore considered to be sensitive during the daytime (07:00-23:00) and night-time (23:00-07:00).
- The daytime (07:00-23:00) noise egress criteria will be achieved at Manchester Goods Yard to the west of the site. This comprises of office premises and is therefore considered to only be a receptor during the daytime (07:00-23:00). This building is not considered to be noise sensitive during the night.

An assessment of noise egress from the landlord emergency generator has been undertaken. Considering the proposed mitigating measures above, it is predicted that:

- The daytime (07:00-23:00) and night-time (23:00-07:00) noise egress criteria will be achieved at Bauhaus to the east of the site. This is a residential receptor and is therefore considered to be sensitive during the daytime (07:00-23:00) and night-time (23:00-07:00).
- The daytime (07:00-23:00) noise egress criteria will be achieved at Manchester Goods Yard to the west of the site. This comprises of office premises and is therefore considered to only be a receptor during the daytime (07:00-23:00). This building is not considered to be noise sensitive during the night.

Further details relating to other zones within OGS will be submitted before completion of each relevant phase (as identified on ZONE PLAN 180146-3DR-ZO-XX-DR-D112 REV A). The information provided meets the requirements set out and therefore Condition 15 should be formally discharged for Zone 6 only.

Condition 19 – Acoustic Scheme

Condition 19 is worded as follows:

“Each phase of the premises, (as identified on ZONE PLAN 180146-3DR-ZO-XX-DRD112 REV A), shall be acoustically insulated and treated to limit the break out 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.”

In order to provide the details requested by Condition 19, Sandy Brown have prepared a Stage 4 Acoustic Design Report (Zone 6) that sets out the specific acoustic standards relating to Zone 6 of Old Granada Studios. This document provides RIBA Workstage 4 Design Advice on the following:

- Building envelope sound insulation, including glazing requirements and flanking sound transmission control
- Internal sound insulation of floors, partitions and doors, including advice on constructions and interfaces between building elements
- Sound absorbing finishes
- Noise from building services, including advice on mounting mechanical services, routing pipework, internal noise levels, and external noise egress.

A number of key items have been raised as requiring further development and coordination. Firstly, it was recommended that the roof build-up below the plant area should be treated with a tapered screen with a minimum thickness of 90mm or the structural slab should be increased to be 200mm thick. In regard to

building services routing, tenant limits and noise attenuation measures, a plant noise egress assessment report is being submitted with this application for Condition 15 and supports the recommendations made within the Stage 4 Acoustic Design Report (Zone 6).

Further details relating to other zones within OGS will be submitted before completion of each relevant phase (as identified on ZONE PLAN 180146-3DR-Z0-XX-DR-D112 REV A). The information provided meets the requirements set out and therefore Condition 19 should be formally discharged for Zone 6 only.

Application Submission Documents

In order to provide the details requested by Conditions 6, 9, 12, 15 and 19 the following information will be submitted:

- External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B and External Lighting Report - QP10036-Rev01, prepared by 3D Reid (Condition 6 External Lighting);
- Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C, prepared by 3D Reid (Condition 9 - Cycle Parking);
- Ventilation Layout drawing pack, prepared by Hurstwood Environmental (Condition 12 - Fume and Odour);
- Plant Noise Egress Assessment Report prepared by Sandy Brown (Condition 15 - Plant Noise); and
- Stage 4 Acoustic Design Report, prepared by Sandy Brown (Condition 19 - Acoustic Scheme).

Summary

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to partially discharge Conditions 6, 9, 12, 15 and 19.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-10350114).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact myself using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely
Deloitte LLP