

Plan:8 Town Planning Ltd
Europa Business Park
Bird Hall Lane
Stockport
SK3 0XA

21st September 2021

David Morris
Development Management South
Planning, Building Control and Licensing
Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Mr Morris

I refer to our various discussion over the above development and to the conditions of planning permission 111739/FO/2016/S1 and regularisation thereof.

You requested a variation application to ensure regularisation of the development; I have attached information to resolve information not previously formally agreed and also information that has yet to be agreed. This application seeks regularisation of conditions:

- Condition 2 Plans
- Condition 4 Contaminated Land
- Condition 5 Noise Insulation
- Condition 6 Noise of External Equipment
- Condition 8 Noise Insulation (commercial)
- Condition 12 Opening Hours
- Condition 13 Shutters
- Condition 19 Construction Management Plan
- Condition 21 Drainage

In short I believe conditions 2, 4, 5, 6, 8, 12, 13, and 19 have all been discussed with information submitted for agreement in the previous discharge of conditions application – or the detail is unnecessary now that development is substantially complete.

The only new aspect of information to be supplied in this application submission is that for the discharge of condition 21 – surface water attenuation.

The detail provided for each conditions is listed below.

Condition 2 Plans – Approved elevations varied to include new plans numbers to reflect the changes as built to the elevations:

- Elevations 3453:02 by RA Fisk and Associates

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- Elevations 3453:03 by RA Fisk and Associates
- Elevations 3453:04 by RA Fisk and Associates

Condition 4 Contaminated Land – removed

- The LK report has been agreed by MCC officers. The condition should be removed in accordance with detailed reports provided by L K Group – copy supplied reference LKC 16 1253

Condition 5 Noise Insulation – varied

- Noise insulation shall be installed in accordance with Echo Noise Consultants 12.05.2021 memorandum

Condition 6 Noise of External Equipment – varied

- Noise insulation to be in accordance with Echo Noise Consultants memorandum dated 26.03.2021

Condition 8 Noise Insulation (commercial)

- Noise insulation to be in accordance with Acoustic & Engineering Consultants Limited note dated 31 May 2019

Condition 12 Opening Hours – varied

- The ground floor commercial units shall not open outside the hours of Monday to Sunday 07:00 to 23:59

Condition 13 Shutters – varied

- Any rollershutters to be installed shall be completed in accordance with plan 3453:06 Rollershutters by R A Fisk and Associates

Condition 19 Construction Management Plan – removed

- Development complete no need for this condition to be attached.

Condition 21 Drainage – varied

- Drainage to be installed in accordance with the details submitted in one document titled 'Condition 21 Surface Water Attenuation Blue Roof' containing the following items:
 - Alumsac Roofing proposed specification Project ID: SP118889-S1 10.09.2021
 - Blue roof location plan by Crown Advisory ED.21.SC
 - Proposed attenuation plan by FOB Design – plan SK01
 - Alumasc Roofing detailed sections and technical data

I hope the information meets your approval and I look forward to positive discussion with you.

Yours sincerely, S Plowman

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