

David Brettell
Senior Planner
Planning Department
Manchester City Council
Floor 6, Town Hall Extension,
PO Box 532,
Town Hall Manchester
M60 2LA

Date: 15 July 2021

Dear David

Re: 3 St Peters Square, Manchester - Planning Conditions 8, 11, 12, 13, 14, 15, 18, 22 and 23 Discharge Application

Planning Application number: 116189/FO/2017

Further to the receipt of planning permission for the above application, we hereby apply to discharge the following planning conditions.

The listed documents have been submitted via the Planning Portal
(Ref. **PP-10023672**._

Condition 8

'Before the development is occupied, a servicing management strategy, including a schedule of loading and unloading locations and times, must be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved plan'

Please find enclosed:

- LRW-7566-21 07 13-SC Servicing and Waste Management Strategy
- LRW-7566-21 07 09-MO servicing and Waste Management Strategy

Condition 11

'Externally mounted ancillary plant, equipment and servicing 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.'

Please find enclosed 'Fisher Acoustic external plant noise level report_250621' confirming expected plant noise levels are compliant with the above requirements.

directors
keith hamilton
ba hons grad dip arch arb riba
justin risley
ba hons dip arch arb riba
associate partner
john boardman
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founding partner
roger stephenson OBE FRIBA
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Condition 12

The premises 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. 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.

Please find enclosed Fisher Acoustics letter:

- L05 to Russell WBHO re Planning Condition 12, 3 St Peter's Square, Mcr.

Please also find enclosed Leach Rhodes Walker and RED Systems drawings:

- LRW-7566-A(21)15J - Ground Floor External Wall Strip Sections Sheet 1
- LRW-7566-A(21)22F - Ground Floor External Wall Plan Details Sheet 1
- LRW-7566-A(21)23D - Ground Floor External Wall Plan Details Sheet 2
- LRW-7566-A(21)24G - Ground Floor External Wall Plan Details Sheet 3
- LRW-7566-A(21)25F - Ground Floor External Wall Plan Details Sheet 4
- LRW-7566-A(21)27A - Cladding Details Sheet 2
- RED Systems 400-0100
- RED Systems 400-0201 - Rev F
- RED Systems 400-0202 - Rev F
- RED Systems 400-0203 - Rev C

Condition 13

Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Please find enclosed ep3 validation report:

- '11-523 - Peterloo House - Validation Report - July 2021'

Condition 14

'Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday the permitted the times shall be confined to 10:00 to 18:00'

Noted, this is a regulatory condition. Our client has confirmed deliveries, servicing and collections will take place as scheduled within the following documents enclosed (also submitted for condition 8 discharge).

- LRW-7566-21 07 13-SC Servicing and Waste Management Strategy
- LRW-7566-21 07 09-MO servicing and Waste Management Strategy

Condition 15

'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 intake. Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document.'

Please see enclosed operation statement from Staycity and Motel One:

- '210712_SC Planning Condition 15'
- 'Motel One Manchester St P - Preparation Area'

As referenced within the Staycity statement please find enclosed:

- 'Item 11 - Unox XEHC-HC1 Oven Hood' (Steam condensing hood)
- 'XECC-0513-EPRM-SPC_en_07-2020' (Combi oven)

Also please find enclosed Genlec detailing 'GEN-372-M-VE-454 - PREP KITCHEN EXTRACT VENTILATION INFORMATION' detailing ventilation systems for kitchen / preparation areas for both Motel One (ground floor) and Staycity (level 9).

Condition 18

'No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;*
- As built construction drawings if different from design construction drawings;*
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Please find enclosed WSP drainage drawings and maintenance schedule:

- Public Health Services basement level below ground drainage
'PH-WSP-01-B1-DR-P-520101'
- Public Health Services basement level tank room layout
'PH-WSP-01-B1-DR-P-520102'
- Public Health Services basement level tank room sections
PH-WSP-01-B1-DR-P-520103
- 'WSP Drainage maintenance schedule'

Also, as requested photographic evidence of construction – see enclosed
'Drainage & rainwater attenuation tank.jpg'

Condition 22

'Notwithstanding the details shown on drawing 7390-al (04)0002 stamped as received by the City Council, as Local Planning Authority, on 5 May 2017, prior to the first use of the building, details of the provision of the cycle storage shall be submitted for approval in writing by the City Council, as local planning authority. The approved details shall then be implemented prior to the first occupation/use and thereafter retained and maintained in situ for as long as the development remains in use.'

Please find enclosed 'LRW-7566-L(00)166D - Cycle Store Plan'.

Condition 23

'Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Back George Street, Dickinson Street and George Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.'

Please find enclosed Wilde Consulting external works details (agreed as per S278 Agreement with MCC Highways):

- 766-016-0000-001 GENERAL ARRANGEMENT_Rev C01

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<Title> <FirstName> <LastName>, <CompanyName>
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- 766-016-0000-004 SWEPT PATH ANALYSIS (-)
- 766-016-0200-001 SITE CLEARANCE & EARTHWORKS (-)
- 766-016-0500-001 DRAINAGE AND IRONWORKS (-)
- 766-016-1100-001 KERBS, FOOTWAYS & PAVED AREAS & CARRIAGEWAY PAVEMENTS Rev C03
- 766-016-1100-002 TYPICAL CROSS SECTIONS AND STANDARD DETAILS_Rev C01
- 766-016-1200-001 ROAD MARKINGS (-)
- 766-016-1200-002 TRAFFIC SIGNS (-)

We trust the above and enclosed information is satisfactory but please get in touch if you require any further information.

Yours sincerely,

Eleanor Swire

stephenson hamilton risley STUDIO ltd