

Manchester City Council
PO Box 532
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18 June 2021

RE: Applications 126127/FO/2020 Erection of two single storey buildings for flexible use within uses Class E (Research and development and light industrial use only), B2 (general industrial) and B8 (storage and distribution)

I am writing further to the submission of the above application to vary a number of conditions to this approval. This letter accompanies the application to assist in clarifying the submission and the conditions to which it relates.

Condition 10 – Acoustic Report and Hours of Operation

The existing condition states as follows:

“The authorised development shall be fully implemented in accordance with the details of document referenced: Environmental Assessment [Acoustic Report] for Greatledge Printers Gorebrook Works by AB Acoustics - Amended version dated 20 February 2020; including the specifications set out on page 18 of the report relating to:

- i. Both buildings being constructed from Trapezoidal sheet panels with thickness of 60 - 70 mm and a steel inner liner;
- ii. The siting and use of the authorised buildings in relation to neighbouring residential uses;
- iii. Working hours being limited to: 8.30 am to 4.30 pm .

The implemented measures shall be in place upon first occupation of the authorised buildings and maintained in situ thereafter.”

My client is seeking to amend this condition. It is apparent that acceptable noise levels can be achieved and therefore operating hours can and should be able to extend to 18:00hrs with no impact to the amenity of neighbours. We are therefore seeking to amend point iii. of the condition only to read “Working hours being limited to 8:30 to 18:00”.

Condition 12 – Operating Hours

The existing condition states:

The buildings hereby approved shall only be used between the following hours:

Mondays to Saturdays: 8.30 am to 4.30 pm:
Sundays and Bank Holidays: Closed

My client wants to change this to 08:30 to 18:00. This is on the basis that there is no impact to amenity of neighbours, with no change in noise levels as per the submitted acoustic report.

Condition 14 – Flood Risk and Drainage

Further to the approval my client has sought an amended Drainage Strategy. This amended strategy is submitted herein. It is requested therefore that this condition be amended to relate to the new document and drawing references.

The change in our design stance is actually progressive as far as sustainable drainage is concerned, as the SuDS hierarchy outlines 4 orders of surface water discharge from a new development. Order 1 specifies discharge via infiltration to the ground – already proved not possible on this site. Order 2 requests surface water discharged into any nearby surface water watercourses – in this case the Gore Brook. Orders 3 and 4 are discharged into the public surface and combined sewerage systems respectively. With each Order needing to be proved as not possible before exploring the next, then this discharge direct into the watercourse abides more closely by the statutory and environmental guidance than our previous design, which was to discharge into a public sewerage system.

The drainage is now proposed to run from South to North, culminating in a discharge into the Gore Brook surface water watercourse via a controlled flow on 5l/s.

It is considered that the details and information submitted are sufficient for the Council to formally vary these conditions and enable this development to come forward immediately. Should the Council require any further information we would be happy to assist.

Yours sincerely

Robert Spavin