

Our Ref : MB/Brazennose House  
Your Ref : 111805/FO/2016/C1  
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David Brettell  
City Centre Team  
Growth and Neighbourhoods Directorate  
Manchester City Council  
Planning Department  
PO BOX 532  
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Manchester  
M60 2LA

30 April 2021

Dear David

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS ATTACHED TO  
PLANNING PERMISSION 111805/FO/2016/C1  
BRAZENNOSE HOUSE, BRAZENNOSE STREET, MANCHESTER, M2 5BP  
PLANNING PORTAL REFERENCE PP- 09786306**

Further to the receipt of planning permission reference 111805/FO/2016/C1 on 4 July 2016 please find enclosed an application for approval of details reserved by the following conditions:

Condition 6 – Paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site

Condition 12 - Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' post construction review certificate

Condition 13 - Servicing Strategy including a schedule of loading and unloading locations and times

Condition 22 – Building noise insulation mitigation

Condition 23 – Building extraction (fumes, vapours and odours) scheme

Condition 24 – Travel Plan

Condition 25 - b) Assessment of the impact of the development on television signal reception

### **Condition 6 – Paving and Surfacing Strategy**

Please find enclosed the following drawings:

- General Arrangement – Hardworks Surfaces LSQ-PLA-XX-XX-DR-L-1008 P01 prepared by Planit
- Hardworks Details – Surfaces LSQ-PLA-XX-XX-DR-L-5000 P14 prepared by Planit
- Steps and Handrail Details Steps 1, 2 & 3 LSQ-PLA-XX-XX-DR-L-5005 P15 prepared by Planit
- Granite Solid Unit LSQ-PLA-XX-XX-DR-L-5014 C02 prepared by Planit
- Softworks Details – Tree Grille LSQ-PLA-XX-XX-DR-L-7007 P02 prepared by Planit
- Ground Floor External Bollard Positions B1 15 2200 prepared by Jon Matthews Architects

### **Condition 12 – BREEAM**

The BREEAM Excellent Post Construction Review Certificate should be available over the coming weeks and will be provided in due course in order to discharge this condition.

### **Condition 13 – Servicing Strategy**

Please find enclosed the following documents:

- Letter from Jon Matthews Architects dated 28 April 2021 detailing the servicing strategy for the main building
- RAM-XX-00-SK-CR-00112 Rev I02 showing internal swept path analysis for a range of vehicles
- Refuse Strategy Plan
- Waste Management Strategy (March 2016) prepared by WSP

### **Condition 22 – Building Noise Insulation**

Please find enclosed a Technical Note dated 13 April 2021 prepared by Ramboll detailing the building noise insulation measures incorporated into the scheme.

### **Condition 23 – Ventilation Strategy**

Please find enclosed the following documents:

- Ventilation Strategy 1008534-RPT- 13 dated 29 March 2016 prepared by Cundall
- New Condensing Water Heater Flue 3226-Brazennose House drawing prepared by Flue-stax
- Ventilation Services Layout C5784-M-57-R-01 Rev C prepared by AF Connell
- Domestic Water Services Layout C5784-M-58-03-01 Rev A prepared by AF Connell

**Condition 24 – Travel Plan**

Please find enclosed a Travel Plan prepared by Ramboll.

**Condition 25 – b) TV Reception Post Construction Assessment**

Please find enclosed Baseline Television and Radio Signal Survey & Reception Impact Assessment dated 30 April 2021 prepared by G Tech Surveys.

If you require anything further to be able to progress please do not hesitate to contact me on (01422) 376821 or 07469 159406.

Yours sincerely,

*Miranda Bell*

**Planning Manager  
Commercial Development Projects Limited  
Telephone: 01422 376821**