



Our Ref: 04B820318
Your Ref: PP-09622199

12th March 2021

FAO Emily Booth
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Norfolk House
7 Norfolk Street
Manchester
M2 1DW

T: +44 (0)8449 02 03 04
F: +44 (0)161 956 4009

avisonyoung.co.uk

Submitted via Planning Portal – PP-09622199

Dear Ms Booth,

Invicta House, Atkinson Street, Manchester: Discharge of Conditions 4, 5, 14 and 15 of Planning Permission Ref. 116164/FO/2017

On behalf of our clients KE Hotels please find enclosed an application to discharge conditions 4, 5, 14 and 15 with regards to permission 116164/FO/2017 granted on 25th August 2017 for the redevelopment of Invicta House for Use Class C1 Hotel development comprising 145 no. guestrooms.

The relevant planning condition, as detailed on the decision notice, is shown below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 4

Condition 4 reads:

“Before the development is occupied, full details of proposed signage for the development shall be submitted to and approved in writing by the City Council as local planning authority. The proposed signage shall be constructed in accordance with the approved details.”

In order to discharge this condition in full please find enclosed a package of signage plans prepared by LakesideSigns. A separate display of advertisement consent has also been submitted to Manchester City Council for approval of the same set of plans (Planning Portal Reference: PP-09612003).

Condition 5

Condition 5 reads:

“Before the development is occupied, a building lighting scheme demonstrating how the development would be lit during the period between dusk and dawn shall be submitted to and approved in writing by the City Council as local planning authority. The

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development shall be carried out in accordance with the approved scheme."

In order to discharge this condition in full please find enclosed the following set of plans for approval:

- Lighting Type 1a Data Sheet – Fitting and Elliptical Diffuser;
- Lighting Type 1b Data Sheet – Fitting Only;
- Lighting Type 1c Data Sheet – Fitting and 45 degree cylindrical screen;
- Lighting Type 2 – Data Sheet;
- Lighting Type 3 – Data Sheet;
- Lighting Type 4 – Data Sheet;
- Lighting Type 5 – Data Sheet;
- Street Lighting Lux Levels;
- PL(00)070 Atkinson Street Elevation;
- PL(00)071 Scott Place Elevation;
- PL(00)072 Deansgate Elevation; and
- PL(00)073 Tivoli Street Elevation.

Condition 14

Condition 14 reads:

"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."

In order to discharge this condition in full please find enclosed an Environmental Noise Survey prepared by BY Acoustics Consultants (ref: 19-0010-R3) and accompanying plan AA(27)103. A plant noise assessment has been undertaken on the proposed mechanical services equipment associated with the hotel development.

Condition 15

Condition 15 reads:

"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."

In order to discharge this condition in full please find enclosed an Environmental Noise Survey prepared by BY Acoustics Consultants (ref: 19-0010-R1) which sets out the details of an environmental noise survey undertaken at the site.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Smith', with a stylized flourish.

Joseph Smith
Planner
0161 956 4066
joseph.smith@avisonyoung.com

For and on behalf of Avison Young (UK) Limited