



Paul Butler Associates

Planning, Development & Heritage Consultants

15 January 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Ljr/18.1235/rt02c

FAO Angela Leckie

Dear Julie,

111 Piccadilly, Manchester, M1 2HY

**Application for Approval of Details Reserved by Condition attached to Planning Permission
121799/FO/2018**

On behalf of my client Bruntwood, please find attached an application for the approval of details reserved by condition. As part of this application we are applying to discharge condition 2(e) attached to planning permission 121799/FO/2018.

Planning permission 121799/FO/2018 was approved by Manchester City Council on 25 January 2019 and granted approval for 'External alterations, refurbishment and extension including construction of 'gem' structure, green windows, feature lighting, and installation of mechanical plant and replacement of 4 existing trees along with potential further planting on Ducie Street'.

The numbered condition for which approval is sought and the information submitted as part of this application is set out below. We are eager to secure discharge of this condition as soon as possible.

Condition 2(e)

Condition 2(e) states:

'2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:...

(e) Max Noise Level recommendations (in relation to the Cafe) as set out in Table 4 of the Noise Impact Assessment by dBX Acoustics dated 11th January 2019 and background noise levels and mitigation set out in relation to the external plant (including its cumulative impact) within that Report. Subject upon completion of the development to the submission of a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to be carried out to ensure compliance with the agreed noise criteria'.

In response to this condition the following information is submitted:

- Noise Impact Assessment (R04) dated 8 December 2020 prepared by dBx Acoustics.
- WELL Performance Verification Acoustic Report (R02) dated 17 November 2020 prepared by dBx Acoustics.

The Noise Impact Assessment has involved noise measurements being undertaken of the installed plant and assesses this against MCC's acoustic criteria. The report confirms that the plant is operating to within MCC's acoustic criteria. On this basis no further action is required.

The WELL Performance Verification Acoustic Report has involved acoustic testing on the premises and confirms that there is no significant noise associated with the café. It is further confirmed that there will be no amplified music within the café. On this basis no further action is required.

We trust that this information is sufficient to enable validation of this application, but please do not hesitate to get in touch if you do require anything further. The application fee (£116) has been paid on submission of the application.

We look forward to working with the Council to progress the application through to determination.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Senior Planner

Cc Robbie McNeil, Bruntwood