



Paul Butler Associates

Planning, Development & Heritage Consultants

14 January 2021

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

Ljr/18.1256/rt02c

FAO David Brettell

Dear Julie,

Lowry House, Marble Street, Manchester, M2 3AW
Application for Approval of Details Reserved by Condition attached to Planning Permission
125131/FO/2019

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 conditions 5, 6, 8 and 12 attached to planning permission 125131/FO/2019.

Planning permission 125131/FO/2019 was approved by Manchester City Council on 21 January 2020 and granted approval for *'Change of use of part of existing offices (use class B1a) to cafe (use class A3) and change of use of former bank (use class A2) to offices (use class B1a), with associated external alterations and plant'*

The numbered conditions 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 these conditions as soon as possible.

Condition 5: Hours of Opening

Condition 5 states:

'5) The development hereby approved shall not commence unless and until hours of opening have been submitted to, and approved in writing by, the City Council, as local planning authority.'

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy policies DM1 and SP1'.

In response to this condition it is confirmed that the opening hours for the café will be 7am – 10pm, 7 days a week. The office accommodation will be 24 hours.

Condition 6: Acoustic Insulation Scheme

Condition 6 states:

'6) 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.

Upon completion of the development a verification report will be required 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 acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria'.

As part of this application we are applying to discharge the first part of the condition (in bold). In response an 'Acoustic Planning Report' (R03) dated 4 December 2019 has been submitted and provides details of the acoustic mitigation to comply with the condition requirements. Once the works have been completed a verification report will be undertaken which will be submitted as part of a future condition discharge application.

Condition 8: Scheme for the Storage and Disposal of Refuse

Condition 8 states:

'8) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy policies DM1 and SP1.'

In response to this condition please refer to submitted drawing 0231 al(05)231 'Planning – Proposed Refuse Store Details' which identifies the waste store for the building. This is located to the rear of the building on Phoenix Street and will comprise a timber clad screened area with gated doors. A Waste

Management Strategy Pro-forma has also been completed and confirms the waste capacities and frequency of collections.

Condition 12: Full Details of the Living Wall

Condition 12 states:

'12) No development shall take place unless and until full details of the 'living wall' have been submitted to, and approved in writing by, the City Council, as local planning authority. The details shall include method of fixings to elevation, type of planting and be supported by a Management and Maintenance Plan.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy'.

In response to this condition the following information has been submitted:

- Drawing 0231 al(05)220 Rev C Planning – Proposed Elevations
- Drawing 0231 al(05)221 Rev B Planning – Proposed Elevations
- Lowry House 205-000 Concept Visuals
- Lowry House 205_100 Layout Plant
- Lowry House 205_200 Elevation AA-BB
- Lowry House 205_300 Elevations AA – BB Hyvert Details
- Lowry House 205_400 Section CC
- Lowry House 205_500 Section DD
- Lowry House 205_600 Plant Information
- Hyvert Service document

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 Natalie Ernest