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F.A.O Jennifer Atkinson
Senior Planner – Development Manager North
Planning, Building Control and Licensing
Growth and Neighbourhoods Directorate
Manchester City Council
Level 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

09th March 2020

APPLICATION NUMBER: 16/0113/03
LOCATION: LAND BOUNDED BY SHARP STREET, BAPTISH STREET, LUDGATE HILL AND ROCHDALE ROAD, MANCHESTER.
PROPOSAL: DISCHARGE OF CONDITIONS 5, 6, 13, 18, 24

Dear Jennifer,

Please find enclosed a formal application with regards to the discharge of conditions 5, 6, 13, 18 and 24 reserved under the above mentioned town planning approval.

Condition 5 – Drainage Verification Report states:

Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Please refer to 'Create Construction Evidence Report Conditions 5 and 6' which contains 'as built' drainage layouts by Tier Consults; T/SY/16/642: 800/001G and proposed drainage details, namely, T/SY/16/642: 800/003B, 004B, 005B, 006B & 007B for your reference. The report also contains photographic evidence of the installation.

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Condition 6 – Sustainable Drainage Plan states:

Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of a sustainable drainage scheme shall be submitted to the City Council.

Please refer to 'Create Construction Evidence Report Conditions 5 and 6' which contains 'as-built' layouts by Tier Consults; T/SY/16/642: 800/001G. Also attached are the proposed drainage details, namely, T/SY/16/642: 800/003B, 004B, 005B, 006B & 007B for your reference. This drawing indicates the location and proposed method of attenuation along with the location of the flow control device. Images of the installation are also included in the report.

Condition 13 – Adherence to the TV reception survey states:

The measures identified in the report must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority.

Please refer to the 'Post Construction TV reception survey Sharp Street Development' report by SCS Technologies that was carried out on 23rd January 2020.

Condition 18 – Approval of site and building lighting strategy states:

The development hereby approved shall include a building and site lighting scheme during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council.

Please refer to M&E subcontractor drawing '68-E-00-800' that details the extent of the building's lighting strategy.

Condition 24 – Submission of an acoustic strategy for noise reduction of external ancillary equipment states:

Before first occupation of the development hereby approved, any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council

Please refer to 'NIA-7690-20-9018-v1' Noise Impact Assessment completed by ENS acoustic consultants.

If you require anything further regarding this application please get in touch.

Yours Sincerely,

James Donegan

Architect
For and on behalf on Tim Groom Architects Ltd.

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