9 November 2019

VIA PLANNING PORTAL

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Rhys Govier
E: rgovier@savills.com
DL: +44 (0) 2920 368907

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
F: +44 (0) 29 20 368999
savills.com

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITION 13 (ACOUSTIC TREATMENT) ATTACHED TO PLANNING PERMISSION REF. 106594/FO/2014/C1

UNIT 8 (PRET A MANGER), MANCHESTER BUSINESS SCHOOL, THE UNIVERSITY OF MANCHESTER, OXFORD ROAD, MANCHESTER, M13 9PL

PLANNING PORTAL REF. PP-07409007

On behalf of our client, Pret A Manger (Europe) Limited ("Pret"), Savills is instructed to submit an application to discharge Condition 13 attached to planning permission ref. 106594/FO/2014/C1 relating to Manchester Business School, The University of Manchester, Oxford Road, Manchester, M13 9PL ("the site"). This is to allow for the beneficial occupation of the site by Pret as one of its sandwich shops.

Accordingly, please find enclosed:

- Application form; and
- Noise Impact Assessment (KR Associates, November 2018).

Payment of the appropriate fee of £116.00 has been made via the Planning Portal.

Proposals

This application submits details pursuant to Condition 13 of planning permission granted in November 2014 (ref. 106594/FO/2014/C1). In particular, this planning permission granted permission for:

> *"Refurbishment and reconfiguration of existing Manchester Business School and University Precinct Buildings to include the remodelling of the ground floors, demolition of existing link between Precinct Centre and Crawford House, provision of improved and extended retail space for Class A1 (Shop), Class A2 (Financial and Professional Services) and Class A3 (Restaurant and Cafe Use), the creation of additional useable floorspace including a 4 storey extension to Higher Chatham Street, public realm improvements including pavement widening, removal of existing glazed roof to precinct centre and creation of 2 storey extension above".*

Conditions 13

Condition 13 relates to acoustic treatment. In full, Condition 13 reads:

> *"Before use of each of the ground floor retail (Use Class A1, A2 or A3) commences each unit shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the*

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premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority".

Details

In short, Condition 13 requires evidence of acoustic treatment. This application is accompanied by a Noise Impact Assessment prepared by KR Associates. The Noise Impact Assessment demonstrates that the unit has been adequate acoustically insulated and treated to limit the break out of noise from the assumed scope. The use of Unit 8 as a sandwich shop is not considered to generate significant noise. As such, it is respectfully requested Condition 13 be discharged.

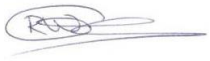
Summary

In summary, Pret is seeking to occupy Unit 8 at Manchester Business School. This application is submitted to provide information to satisfy Condition 13 relating to acoustic insulation. The accompanying Noise Impact Assessment confirms the acceptability of the proposals in this regard. I trust that the submitted information is sufficient to discharge the identified condition above and allow for the beneficial occupation of Unit 8 by Pret.

I look forward to receiving confirmation that the application has been registered. I would welcome the opportunity to discuss the details of the application with the appointed Case Officer at the earliest opportunity.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Rhys Govier
Associate

Enc. As above