9 November 2018

VIA PLANNING PORTAL

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Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITION 16 (ACOUSTIC INSULATION) 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-07409038

On behalf of our client, Pret A Manger (Europe) Limited ("Pret"), Savills is instructed to submit an application to discharge Condition 16 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 16 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".*

Condition 16

Condition 16 relates to the acoustic insulation of externally mounted ancillary equipment. In full, Condition 16 reads:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

"Before use of each of the ground floor retail (Use Class A1, A2 or A3) units commences a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment. The approved scheme shall be implemented prior to occupancy of each unit".

Details

In short, Condition 16 requires evidence of acoustic treatment. This application is accompanied by a Noise Impact Assessment prepared by KR Associates. The Noise Impact Assessment correctly identifies that the external equipment is located internally within the refuse store within the rear yard area. Ventilation is provided to the large enclosed service yard area with an open entrance onto Booth Street West which is some 150m from the refuse store. There is no direct line of site and therefore it was considered that the external units are located internally and as such Condition 16 does not apply as it refers to *"externally mounted ancillary equipment"*. An assessment has therefore been made in respect of ventilation to front of the site. The assessment concludes that the resultant levels comply in full with the requirements of the condition. As such, it is respectfully requested Condition 16 be discharged.

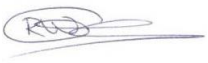
Summary

In summary, Pret is seeking to occupy Unit 8 at Manchester Business School. This application is submitted to provide information to satisfy Condition 16 relating to acoustic insulation of plant. 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