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Our ref: GW/L1254/18.07.13

18th July, 2013

Janine Renshaw-Livesey
Manchester City Council,
Planning Department,
PO Box 532,
Manchester,
M60 2LA

Dear Janine,

Site: 304-306 Oxford Road, Manchester, M13 9NS
1. Proposed installation of air-conditioning equipment on the rear elevation
2. Discharge of conditions 3 & 4 attached to planning permission ref: 101264/FO/2012/C1

As you know, we act as planning consultants to Ladbrokes Plc.

Further to the approval of the planning application for betting office use and alterations to the shopfront, please now find enclosed a planning application for the installation of 3No. air-conditioning units on the rear elevation of 304-306 Oxford Road, Manchester.

We enclose drawings showing the following details:-

Existing
- Sectional elevations from the North and South
- Rear elevations
- Existing/Proposed Roof Plan

Proposed
- Sectional elevations from the North and South
- Rear elevations showing the air-con units in situ
- Existing/Proposed Roof Plan

- Specification sheet for the proposed type of air-con units

- Specification sheet outlining the sound pressure spectrum of the proposed air-con units.

In addition to applying for planning permission for the installation of these air-conditioning units, we also seek to discharge conditions 3 (waste storage) & 4 (noise attenuation) attached to planning permission ref: 101264/FO/2012/C1.

As to condition 3, we enclose the approved planning drawing (ref: RL12-031-05B). This drawing shows the location of the refuse storage area to the rear where the bins will be kept. The locked storage room is accessible by staff only and will contain both the 'everyday waste' bin and also the various 'recycling bins'. The everyday waste bins are collected by the Council on a weekly basis. Ladbrokes staff endeavours to recycle all waste from the betting office and from customers. This includes recycling betting slips and having separate bins for betting slips.

Condition 4 seeks a scheme of acoustic insulation for the proposed air-conditioning units. As you will see from the enclosed information, the noise level data for each of the proposed air-con units has been provided. This information has been provided as a starting point in discussions with the Council's Environmental Services as to what level of acoustic treatment is appropriate for these units.

As ever, if you have any queries relating to these applications, please do not hesitate to contact these offices directly.

Yours sincerely,

GRAHAM WHITEFORD