rr planning ltd
town planning & development consultants
82a otley road, headingley, leeds, ls6 4ba
t: 0113 274 9422
enquiries@rrplanning.co.uk

Our ref: GW/L1254/03.12.13

3rd December 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
Proposed installation of 4No. ventilation grills on the ground floor rear elevation.

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 4No. ventilation grills on the ground floor rear elevation to accommodate the placement of the air-conditioning units within the property.

This application follows the withdrawal of a previous planning application for air-conditioning units on the flat roof. Following lengthy discussions with Ladbrokes' air-con engineers, it was decided to place the air-conditioning units within the building.

The submitted plans show the existing and proposed rear elevations, as well as the existing and proposed layout (showing the location of the air-con units).

We also include an updated noise calculation showing the projected noise from the air-con units within the building.

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

Yours sincerely,

GRAHAM WHITEFORD