Paul Butler Associates
Planning, Development & Heritage Consultants

27 August 2025

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

24.2097

Dear Michael

Freetrade Exchange, 37 Peter St, Manchester M2 5GB - Applications for Amendments to Roof Plant

Planning Permission and Listed Building Consent

On behalf of the applicant, please find enclosed applications Under Section 96A of the 1990 Town and Country Planning Act for a Non-Material Amendment to Planning Permission (PP) 142151/FO/2025, and a Variation of Condition application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to Listed Building Consent (LBC) 142152/LO/2025. Both applications were approved by Manchester City Council (MCC) on 9 April 2025. The descriptions of development read as: 'Installation of 1no condenser unit to roof'.

In addition to the completed forms, and this letter, the following plans are submitted in support of these applications:

- Proposed Elevations Ref: N32350_702_A which supersedes approved plan AXI-702
- Proposed Elevations Ref: N32350_703_A which supersedes approved plan AXI-703

As per the approved plans, the above plans also include a detail illustrating the location of the relocated unit.

The Amendment

The slight relocation of the proposed unit is necessary for operational reasons. The piece of proposed plant will now be located slightly to the south and west of the approved location. The approved location is '1' on the plan below whilst the plant will now be located at location '2':

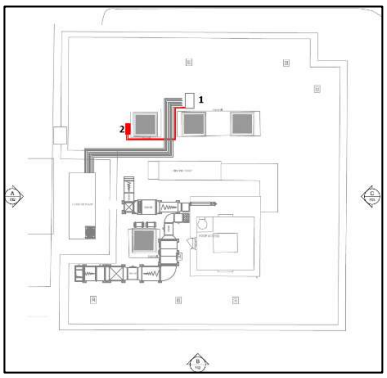

Image 1: Clipped plan of roof.

In heritage terms, our view is also that the unit has been installed is in a less sensitive / visible location than approved. It is set further back from the northern edge of the building and towards the western edge which abuts the gable of the adjacent office building. It will now benefit from being behind the plant screen to the northern perimeter which it did not previously, and generally is more screened by existing roof installations.

With regards to noise, the unit is at a greater distance from the most sensitive receptors and has not adversely affected the outcome of the original acoustic assessment in that the change is considered acoustically beneficial. A separate application will be submitted to discharge Condition 3b – plant acoustic verification of Planning Permission 142151/FO/2025 in due course.

Pre-Application Consultation

Submission of these applications follows engagement with MCC's planning department. The requirement for formal submission of amendment applications was confirmed by Michael Pearson by email dated 18 June 2025.

I look forward to receiving confirmation that the applications have been registered and validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

[redacted]