



Paul Butler Associates

Planning, Development & Heritage Consultants

11 September 2025

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

FAO Michael Pearson

24.2097

Dear Michael

Discharge of Condition attached to Planning Permission for Roof Plant

Please find enclosed an application for the discharge of Condition 3 (External Plant) as attached to Planning Permission 142151/FO/2025. The consent relates to a unit of plant to serve the fourth floor of the FreeTrade Exchange building, and was approved by Manchester City Council on 9 April 2025. The description of development stated:

'Installation of 1no condenser unit to roof'.

Condition 3 states:

'(3) a) Externally mounted plant shall be installed in accordance with the submitted noise survey and plant noise egress assessment (Prepared by Sandy Brown; Report No. 025583-R01-B; Dated and Received 06/03/2024).

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.'

In support of the discharge of this condition, please find enclosed a Plant Commissioning and Assessment report which has been prepared by Sandy Brown (Ref: 025583-R02-A, dated 6 June 2025).

We trust that this information is sufficient to enable the full discharge of this condition. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

Don Murphy

Don Murphy MPLAN MRTPI
Director