Paul Butler Associates
Planning, Development & Heritage Consultants

10 July 2025

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

21.1661

Dear Julie

Kings House, 40-42 King St West, Manchester
Application for Discharge of Conditions

On behalf of the applicant Bruntwood, please find enclosed an application for the discharge of two conditions attached to Planning Permission 133409/FO/2022 which was approved on 27 June 2022. The description of development is:

> *'External works including works to existing entrances, replacement of existing windows including introduction of vents to lightwell windows, reconfiguration of existing plant including creation of plant enclosure, removal of small roof extension and restoration of tiled roof pitch, installation of dry riser panel, installation of façade lighting scheme, installation of 6 rooflights, creation of ground level plant enclosure, and associated works.'*

A non-material amendment application (Ref: 134685/NMC/2022) was approved on 9 September 2022 for the 'removal and addition of louvres to windows, replacement of a further 6 non-historic windows, removal, enlargement and addition of approved rooflights, and minor alterations to roof stair extension'.

This application seeks full discharge of Condition 6(b) acoustic verification and 7 external lighting scheme. This letter sets out the condition requirements and refers to the information which has been submitted to secure the necessary discharge.

Condition 6 (b) – Plant Acoustic Verification

The condition states:

> *a) Prior to the installation of the externally mounted ancillary equipment and ground level plant located behind the louvres, the equipment shall be acoustically insulated in accordance with a scheme 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. Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.*
>
> *b) Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken*

throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Whilst part a of the condition is a compliance condition, we can confirm that its requirements were adhered to, and a report was prepared by DBX (Ref: 24081-R01-JT, dated 17/10/24) and is submitted to confirm compliance.

In support of the discharge of Condition 6(b) please find enclosed a 'Verification Measurements' report prepared by DBX (Ref: 24081-R02-BT dated 30/06/2025). Based on the assessment therein, the report confirms that, the worst case rating level is around 6dB lower than the existing background noise level, and that the condition can therefore be discharged.

We trust submission of the above information is sufficient to enable discharge of Condition 6.

Condition 7 – External Lighting

The condition states:

7) Prior to the first occupation of the development, a verification report for any external lighting will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report (Lighting Assessment prepared by Artin Light (Reference 201867-RPT-1003 dated 22 March 2022) - Received 01 April 2022)

The report shall also undertake post completion testing to confirm that acceptable criteria has 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 criteria and a timescale for the correction of any instances of non-compliance.

In support of the discharge this condition, please find enclosed a Final Assessment report by Artin (Ref: 201867-RPT-1004, dated 7 July 2025). This includes photographs of the completed installation during the hours of darkness and confirms operational hours. We trust submission of this information is sufficient to enable discharge of Condition 7.

Subject to approval of Conditions 6 and 7, there are no outstanding conditions to be discharged in relation to Planning Permission 133409/FO/2022.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Don Murphy MPLAN MRTPI IHBC
Director