

10th June 2025
L250610 SAV Cover PP - Conditions 6 and 9 Letter



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SUBMITTED VIA PLANNING PORTAL: PP-14084840

Dear Emily,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 6 AND 9 ATTACHED TO PLANNING PERMISSION:
139242/FO/2024
35 KING STREET, MANCHESTER, M2 7AT
WATCHES OF SWITZERLAND COMPANY LIMITED**

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply to discharge Conditions 6 and 9 attached to Planning Permission: 139242/FO/2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Condition 6 information
 - Plant Noise Assessment, prepared by Sandy Brown
 - Verification Report, prepared by Sandy Brown
- Condition 9 Information
 - Drawing Ref: 1368.PP.C9.1 Rev C – 'Proposed Second Floor Plan';
 - Drawing Ref: 1368.PP.C9.2 Rev B – 'Roof Plant Screen Section';
 - Drawing Ref: 1368.PP.C9.3 Rev B – 'Roof Plant Screen Details';
 - Drawing Ref: 1368.PP.C9.4 Rev A – 'Plant Screen General Arrangement'
 - Operation and Maintenance Manual, prepared by Sterling;
 - Plant Screen options appraisal, provided to MCC
 - Email correspondence with MCC confirming choice of plant screen

The application has been submitted electronically via the Planning Portal website (**PP-14084840**).

The Site & Planning History

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

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The building which forms this application is Grade II Listed.

On 1st July 2024, planning permission was granted for external alterations to the property including the rooftop terrace and use of the existing ancillary terrace including for occasional events (Class E) (Ref: 139242/FO/2024) (the '**2024 Permission**'). Listed Building Consent was granted in conjunction, for internal and external alterations to the property (Ref: 139243/LO/2024) (the '**2024 LBC**').

The 2024 Permission was granted subject to 15 conditions. This application seeks to discharge Conditions 6 and 9. These conditions were previously submitted in November 2024 under application reference: CDN/24/0958, and again in February 2025 under application reference: CDN/25/0159, however these conditions were refused initially, and then the re-submission withdrawn as amendments were required at the request of the LPA. This submission includes those amendments, as requested and subsequently agreed with the LPA.

Condition 6 – External Plant

Condition 6a of the 2024 Permission states as follows:

6) a) 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. Prior to the installation of the equipment hereby approved the scheme shall be 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 site.

Condition 6b of the 2024 Permission states as follows:

6b) 'Prior to first operation of the equipment hereby approved, 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 works 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.'

In accordance with the requirements of Condition 6a, we provide a Plant Noise Assessment prepared by Sandy Brown.

In accordance with the requirements of Condition 6b, we provide a Verification Report. This confirms that measurements within the plant area resulted in lower noise levels from the condenser units than expected from the manufacturer's data sheets. Measurements taken in the locations noted in Figure 2 indicate that the plant screen provides suitable screening towards the terrace. Based on the attended measurement results, comparison with predicted level due to plant and perceived noise sources noted while on site, it can be confirmed that the noise emissions from the plant area are below the limits set out in Sandy Brown report 024609-R02-D Planning Condition 6(a) discharge report.

We trust that the details included in the submitted report are acceptable to the LPA and request written confirmation that Condition 6 has been formally discharged.

Condition 9 – Rooftop Plant Screen

Condition 9 of the 2024 Permission states as follows:

9) Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the number, height, colour and materials of the rooftop plant screens shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to install these

features within the site. The screens shall then be installed and maintained fully and only in accordance with the approved details.

In accordance with the requirements of Condition 9, we enclose the following –

- Drawing Ref: 1368.PP.C9.1 Rev C – ‘Proposed Second Floor Plan’;
- Drawing Ref: 1368.PP.C9.2 Rev B – ‘Roof Plant Screen Section’;
- Drawing Ref: 1368.PP.C9.3 Rev B – ‘Roof Plant Screen Details’;
- Drawing Ref: 1368.PP.C9.4 Rev A – ‘Plant Screen General Arrangement’

As requested by Emily Booth, we also provide a revised version of the Operation and Maintenance Manual, which includes a revised Section 6, which now includes the details / specification of the panels.

We trust that the details included in the submitted drawings are acceptable to the LPA and request written confirmation that Condition 9 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Conditions 6 and 9 of Planning Permission Ref: 139242/FO/2024.

The documents submitted in support of this application provides all the necessary information required by the LPA. It follows that the conditions can be formally discharged.

We will endeavour to contact you within the next couple of days to ascertain the Council’s timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Matthew Sobic at these offices.

Yours faithfully



Savills (UK) Limited
Planning