

Our Ref: 2022-020
Your Ref: PP-13856056

Planning and Regeneration
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

17th March 2025

Dear Sir/Madam,

Re: 58 Mosley Street, Manchester, M2 3HZ
Application to Discharge Conditions 8 and 11 and Partially Discharge Conditions 4, 9, 13 and 14 of Planning Permission Ref: 135988/FO/2023

We write on behalf of our Client, M&G Mosley Limited, with an application for the full discharge of planning conditions 8 and 11 and partially discharge conditions 4, 9, 13, and 14 of planning permission ref. 135988/FO/2023 at 58 Mosley Street, Manchester.

The application is supported by the following documents:

Related to	Document	Author / Reference
Condition 4 (Environmental Standards)	Verification Letter	Alphacello
Condition 8 (EV Charging)	EV Charging Specification Sheet	Rolec EV
	Car Park Markings Level B1 Plan	CP-0001 REV A
	Photographic Evidence	Ask
Condition 9 (Travel Plan)	Travel Plan	SLR
Condition 11 (Signage Strategy)	Signage – Totem	Artworks
	Photographic Evidence	Ask / JMA
	As built images – PDF	JMA Architects
	Design and Access Statement Canopy Appendix	7002-JMA-XX-XX-RP-0006-P03
Condition 13 (Noise)	Technical Discharge Letter	Hann Tucker
Condition 14 (Lighting Scheme)	Terrace Lighting Submission Report	2698-CWC-XX-RP-N-0006

This supporting cover letter, documents and requisite application form have been submitted

online via the Planning Portal under reference **PP-13856056** and the requisite application fee has been paid online.

Background

Planning permission was granted on 6th November 2023 ref.135988/FO/2023 This related to the following works:

'Refurbishment of existing office building to comprise elevational alterations, a single storey rooftop extension with external roof terrace (Use Class E), installation of photovoltaic panels and works to extend the pavement of Booth Street and install street furniture.'

More recently, the non-material amendment application reference 38925/NMC/2023 was submitted to Manchester City Council. The proposed non-material amendment sought to a) substitute plans referenced in Condition 2 of the aforementioned consent, b) amend the wording of Conditions 10, 12, and 21. This was required to correct inaccuracies and remove reference to measures which are unsuitable for the development. The application secured approval by the Council on 22nd January 2024.

Condition 4 states;

'Before any above ground works hereby approved commence, an Environmental Standards Statement confirming that the development will achieve NABERS UK 5 and/or BREEAM 'Very Good' and how this will be achieved shall be submitted to and approved in writing by the City Council as local planning authority. This approved Environmental Standards Statement shall be complied with for the duration of the use of the building hereby approved.'*

Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.'

It should be understood that Condition 4 has been partially discharged under application reference CDN/23/0877 on the basis that the development complies with the Environmental Standards Statement (prepared by Element Sustainability), which was submitted to the Council for consideration.

Therefore, this application seeks to partially discharge the remaining part of Condition 4, highlighted in green above. A Post Construction Verification Letter prepared by Alphacello is enclosed to satisfy condition requirements, allowing for the full discharge of this Condition.

Condition 8 states;

'No part of the extension hereby approved shall be occupied unless and until one car parking space has been equipped with an EV charging point that is rated at 7-22kW along with a load management system. Full details of the location and features of this shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the extension hereby approved. This charging point and the load management system shall be retained for the duration of the use of the building.'

In order to satisfy the full discharge of this Condition, the following information is enclosed with this submission:

- EV Charging Specification Sheet prepared by Rolec EV
- Car Park Markings Level B1 Plan (ref. CP-0001 REV A)

Photographic evidence of the requisite EV Charger to be implemented is provided below. We therefore consider that the documentation satisfies the requirements of Condition 8.



Figure 1. Photographic Evidence – EV Charger

Condition 9 states;

'Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- the measures proposed to be taken to reduce dependency on the private car by those working at the development.*
- a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time.*

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- iii. *mechanisms for the implementation of the measures to reduce dependency on the private car.*
- iv. *measures for the delivery of specified travel plan services.*
- v. *measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.*

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.'

A Travel Plan prepared by SLR using the TfGM Workplace Travel Planning Toolkit is enclosed to support the partial discharge of this Condition (as highlighted in green). It should be understood that the Travel Plan has been issued directly to TfGM via their portal for consideration and sign off. It is therefore accepted that Travel Plan satisfies the requirements of Condition 9 to confirm partial discharge.

Condition 11 states;

'Before first occupation of the development hereby approved a signage strategy shall be submitted to and agreed in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details.'

The following documents are submitted to support the full discharge of this Condition:

- Signage Totem prepared by Artworks
- Photographic Evidence taken by JMA / Ask
- As built images – PDF prepared by MA Architects
- Design and Access Statement Canopy Appendix (ref. 7002-JMA-XX-XX-RP-0006-P03)

Condition 13 states;

- a) *'Prior to the commencement of the construction of the rooftop extension hereby approved, a scheme shall be submitted to limit the breakout of noise from the use hereby approved in accordance a noise study of the premises and a scheme of acoustic treatment, including measurements that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall then be implemented in full before the use hereby approved commences.*
- b) *Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken 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 before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.'*

Part (a) of Condition 13 has been discharged under application reference CDN/23/0877 provided that the noise levels at the development comply with the mitigation measures provided within Discharge Letter prepared by Hann Tucker, which was submitted to the Council for consideration.

To support the discharge of Part (b), Hann Tucker have prepared a Verification Report. The intention of the Report is to present measured results of the completed scheme with a direct comparison against noise limits set out in the assessment submitted as part of 13(a). The Report confirms that the measured results fall within the criteria discussed in "30387-PTM-1-Rev1-JWH Condition 13a Discharge Letter", and on this basis, satisfies the requirement of Condition 13(b).

Condition 14 states;

'Building lighting proposals shall be submitted prior to any external lighting being installed on site. All building lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Full details of this external lighting, including the following shall be submitted to and agreed in writing before any external lighting has been installed on site:

- a) Details of where external lighting would be installed.*
- b) Details of the frequency and duration of use.*
- c) Details of the design and appearance of lighting units and the treatment of associated cabling and equipment.*
- d) Confirmation of the luminance levels of the lighting and details regarding glare and light spill.*
- e) Demonstration of how the lighting has been designed and installed so as to control glare and overspill onto nearby residential properties and confirmation of the luminance levels.*

All building lighting shall be installed and maintained in accordance with agreed specifications and locations set out in the above information.

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. 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.'

The first part of the aforementioned Condition has been discharged under application reference CDN/24/0842 on 21st November 2024. To discharge the remaining part of Condition 14 (as highlighted in green), Crookes Walker have produced a Verification Report, which confirms the lighting design results for the entrance, enclosed terrace and external terrace meet or exceed the criteria specified. The enclosed Report therefore meets condition requirements to satisfy the partial discharge of Condition 14.

Summary and Closing

In view of the above, it is accepted that the enclosed documentation satisfies requirements listed in the aforementioned conditions to allow for the applied discharge.

We trust you have sufficient information to validate this application and allocate it to an officer. If you require anything further, please don't hesitate to contact me.

Yours sincerely,



Emily Bates
Planner

On behalf of NJL Consulting