

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our Ref: EKPS/240301/KD

Submitted via. the Planning Portal

6 March 2025

Dear Sir / Madam

Discharge of Condition 3 (Materials) and 4 (Plant Noise), pursuant to Planning Permission 141498/FO/2024- 340 Deansgate, Manchester.

On behalf of our client, Future Workplace Property Unit Trust ('the Applicant'), I am pleased to confirm an application to discharge of Condition 3 (Materials) and Condition 4 (Plant Noise) pursuant to Planning Permission 141498/FO/2024, has been submitted today via the Planning Portal (PP-13831824).

The application comprises the following documents:

- This Covering Letter;
- Completed Application Forms and Associated Fee;
- Images of Proposed Panel in Agreed Colour (RAL 7046); and
- Technical Memorandum - Plant Noise Impact Assessment, prepared by Sol Acoustics.

The relevant conditions and associated submissions are set out in detail below.

Condition 3 (Materials)

Condition 3 states:

"Prior to the installation of the ventilation panels hereby approved, a material sample, with accurate coloured finish, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

The information submitted for approval comprises:

- Photographs of the Panels in RAL 7046 installed.

Prior to the submission of this application, detailed discussions have been held with MCC Planning Officers in respect of the proposed colour of the panels (to match the existing metal work on the building). A number of different RAL colours were explored and a site visit was undertaken by Officer Michael Pearson who confirmed that the Council's preferred choice was RAL 7046. The submitted image shows the completed panels in the requested colour. Consequently, it is respectfully requested that Condition 3 be fully discharged.

Condition 4 (Plant Noise)

Condition 4 states:

“4) a) Externally mounted ancillary plant, equipment and servicing, including any plant located behind any ventilation panels or louvres 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 commencement of the use 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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.”

The information submitted for approval comprises:

- Technical Memorandum - Plant Noise Impact Assessment, prepared by Sol Acoustics.

The report includes a noise survey and a subsequent assessment of the noise conditions once the proposed plant is operational. The report confirms that a predicted rating level 8db below the maximum permissible rating level that has been set based on the measured background noise level is achieved at the site, and therefore the requirements of the conditions are easily satisfied. Consequently, it is respectfully requested that Condition 4 be fully discharged.

Conclusions

I trust the submitted information is sufficient to enable the discharge of condition application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information please do not hesitate to contact me.

Kind regards,



Katie Daniels

Director

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