

Our Ref: 23434/SH/ta/jb
Your Ref: PP-13537398
Email: tarowobusoye@firstplan.co.uk

Broadwall House 020 3096 7000
21 Broadwall info@firstplan.co.uk
London SE1 9PL firstplan.co.uk

07 April 2025

Planning Department
Manchester City Council
Manchester
M60 2LA

Dear Sir/Madam,

DISCHARGE OF CONDITIONS 27 (SECURE BY DESIGN) 33 (FUMES, VAPOURS AND ODOURS), 34 (EXTERNAL ANCILLARY PLANT NOISE LEVELS) AND 35 (ACOUSTIC INSULATION) ATTACHED TO PLANNING PERMISSION 135827/JO/2022 – UNIT 1, GROUND AND FIRST FLOOR, ST MICHAELS DEVELOPMENT, MANCHESTER CITY M2 5WD

Firstplan are instructed by Big Mamma Group to submit the enclosed application to discharge conditions 33, 34 and 35 attached to planning permission ref: 135827/JO/2022. The application has been submitted online via the Planning Portal (ref: PP-13278473) alongside the requisite planning fee of £383 (including the Planning Portal Admin Fee).

Planning permission ref: 135827/JO/2022 approved on 8 August 2023 the ***“Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments”.***

Attached to this permission are a number of conditions. This application seeks to discharge conditions 27, 33, 34, and 35 for Unit 1 only.

Condition 27 states:

The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (09/11/2017 - URN:2016/0827/CIS/02) and shall include the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. Each part of the development (as defined by condition 51) shall not be occupied unless and until the City Council, as local planning authority, has received written confirmation of a Secure by Design accreditation for that part.

The Secure by Design accreditation reference is: 2016/0827/SBD/02.

Condition 33 states:

“Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences.”

As required for this condition, Big Mamma have submitted the following:

- Odour Assessment prepared by Chapman Ventilation
- Ground Floor Air Conditioning and Ventilation Layout drawing no. 001-1204-01
- First Floor Air Conditioning and Ventilation Layout drawing no. 001-1204-02
- Roof Level 11 Air Conditioning and Ventilation Layout drawing no. 001-1204-03
- Equipment Schedule

Condition 34 states:

“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 noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location. The scheme should be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each part of the development, in order to secure a reduction in the level of noise emanating from the site.”

As required for this condition, Big Mamma have submitted the following:

- Noise Impact Assessment prepared by ACA Acoustics dated 31 January 2025
- Daikin Air Conditioning Technical Data REMQ-U, REYQ-U
- FANselect Technical Data
- Equipment Schedule
- Roof Level 11 Air Conditioning and Ventilation Layout drawing no. 001-1204-03

Condition 35 states:

“Before any A1, A3, A4 or A5 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of that unit and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme for that unit shall be implemented in full before the use commences. Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.”

As required for this condition, Big Mamma have submitted the following:

- Noise Impact Assessment prepared by ACA Acoustics dated 31 January 2025

I trust that the above is sufficient to discharge conditions 33 (fumes, vapours and odours), 34 (external ancillary plant noise levels) and 35 (acoustic insulation) attached to planning permission ref: 135827/JO/2022, and I look forward to confirmation of this shortly. In the meantime, if anything further is required, please do not hesitate to get in touch.

Yours faithfully,



TITO AROWOBUSOYE
Associate

Enc.