

20th February 2025
L250220 SAV Cover PP - Conditions 3 6 9 and 10 Letter



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SUBMITTED VIA PLANNING PORTAL: PP-13791654

Dear Emily,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 3, 6, 9 AND 10 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 3, 6, 9 and 10 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 3 information
 - Physical sample has been sent to MCC Offices
- Condition 6 information
 - Plant Noise Assessment, 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'
 - Plant Screen options appraisal, provided to MCC
 - Email correspondence with MCC confirming choice of plant screen
- Condition 10 Information
 - Drawing Ref: TGAC-5245-M-57-02 – 'Second Floor HVAC Layout';
 - Condenser Specification Sheet (Daikin VRV Condensers);
 - Condenser Specification Sheet (Daikin Split System);
 - Mechanical Schedules;
 - Snip of the external plant section and associated equipment schedule

The application has been submitted electronically via the Planning Portal website (PP-13791654).

The Site & Planning History

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



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.

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 3,6,9 and 10. These conditions were previously submitted in November 2024 under application reference: CDN/24/0958, however these conditions were refused as amendments were required at the request of the LPA. This submission includes those amendments to the plant screen, as requested and subsequently agreed with the LPA.

Condition 3 – Material Detail

Condition 3 of the 2024 Permission states:

Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- (a) Samples and specifications of all materials to be used on all external elevations, terrace and rooves of the development.*
- (b) jointing and fixing details between all component materials*
- (c) a strategy for quality control management.*
- (d) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle*

Condition 3 was part discharged on 24th December 2024 (CDN/24/0958). In order to fully discharge the condition, the plant screen needs to be approved.

In accordance with the requirements to discharge the outstanding element of Condition 3, a physical sample of the plant screen has been sent to Manchester City Council. The material detail is as shown on the submitted drawings.

We trust that the sample provided to MCC acceptable to the LPA and request written confirmation that Condition 3 has been fully discharged.

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.*

An application to discharge Condition 6 was submitted in November 2024, however this was refused on the basis that the height of the screen had not been agreed. Sandy Brown have re-run their assessments and have confirmed that the plant screen on the King Street side of the building can be lowered from 2.2 metres to 1.7 metres, in line with heritage comments. However, as confirmed in previous correspondence with Emily Booth, whilst the screen on the King Street elevation can be lowered and acoustic mitigation still achieved, it is not possible to lower the screen on the St Ann's elevation as noise output is slightly higher here. As confirmed by Emily Booth on 17th December, in this instance noise amenity matters outweigh heritage matters and therefore the 2.2 metre screen is the most appropriate solution.

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

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

An application to discharge Condition 9 was submitted in November 2024, however this was refused on the basis that the design of the rooftop plant screens needed further work.

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'

The proposed plant screens have been revised in accordance with comments received from Manchester City Council – namely in terms of the design and height of the screens in terms of materials, finishes and final designs. The height has been fully justified and amended in line with the acoustic report submitted to discharge Condition 6a. It should also be noted that the structural engineers and architects have developed the fixing details for the screens, which involves only fixing to the modern concrete slab, not touching the masonry wall.

The email confirmation from MCC, along with the extract from the plant screen presentation provided to MCC has been provided as part of this submission.

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.

Condition 10 – External Plant

Condition 10 of the 2024 Permission states as follows:

10) Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the location, amount and scale of external plant and equipment 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 plant and equipment installed shall be limited to the approved scale and amount.

In accordance with the requirements of Condition 10, the following drawings have been submitted:

- Drawing Ref: TGAC-5245-M-57-02 – ‘Second Floor HVAC Layout’;
- Condenser Specification Sheet (Daikin VRV Condensers);
- Condenser Specification Sheet (Daikin Split System);
- Mechanical Schedules;
- Snip of the external plant section and associated equipment schedule

These plans show the location and amount of external plant and equipment. Drawing Ref: TGAC-5245-M-57-02 – Second Floor HVAC Layout shows the entire second floor HVAC layout, however the only relevant extract for the purpose of Condition 10 is the roof plant – as shown on the extract included as part of the submission. This extract also includes a cross reference to the specs of condensers to be used.

We trust that the details included in the submitted drawings are acceptable to the LPA and request written confirmation that Condition 10 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Conditions 3,6, 9 and 10 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

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning