

2nd December 2024
L241202 SAV Cover PP C4 AND11 Letter

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

Katie Parfett-Bass
E: Katie.parfett@savills.com
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

SUBMITTED VIA PLANNING PORTAL: PP-13610555

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 4 AND 11 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 4 and 11 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;
- Odour Risk Assessment (Condition 4);
- Drawing Ref: 1368.P.05.100 Rev A – 'Proposed External Terrace Door Details';
- Drawing Ref: 1368.P.05.101 Rev A – 'Proposed External Terrace Threshold Details';
- Drawing Ref: PVF-ZZ-00-DDE-A1000-002 Rev P01 – 'Rear Elevation Glazed Security Airlock Screens, Sections and Elevation';
- Drawing Ref: PVF-ZZ-00-DDE-A1000-001 Rev P01 – 'Rear Elevation Glazed Security Airlock Screens'; and
- Drawing Ref: PVF-ZZ-L00-DR-Y-31-0001 Rev P01 – 'GF Entrance Door Type A (D0-01)'

The application has been submitted electronically via the Planning Portal website (**PP-13610555**).

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.

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:

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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 4 and 11.

Condition 4 – Odour Risk Assessment

Condition 4 of the 2024 Permission states:

*4) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the equipment to which these works relate.
Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level.
Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.*

b) Before the first use of the fume extraction approved within part (a) of this planning condition, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

In accordance with the requirements of Condition 4, we enclose a Odour Assessment, prepared by Cyclone Ventilation, which sets out the risk for odour in line with the relevant British Standards, and also sets out a strategy for ensuring the odour is controlled. It is worth noting at the outset that the kitchen on Site is very small (less than 30 covers), and the cooking type in terms of odour and grease produced is the lowest possible score.

We trust that the details included in the submitted plans and documents are acceptable to the LPA and request written confirmation that Condition 4 has been formally discharged.

Condition 11 – New Doors

Condition 11 of the 2024 Permission states:

Prior to the removal of any external doors of the full and final details of all new doors and the treatment of the fanlight shall be submitted to and agreed in writing by the City Council as local planning authority. The works within the external door openings shall be carried out fully and only in accordance with the approved details.

In accordance with the requirements of Condition 11, we enclose the following:

- Drawing Ref: 1368.P.05.100 Rev A – 'Proposed External Terrace Door Details';
- Drawing Ref: 1368.P.05.101 Rev A – 'Proposed External Terrace Threshold Details';
- Drawing Ref: PVF-ZZ-00-DDE-A1000-002 Rev P01 – 'Rear Elevation Glazed Security Airlock Screens, Sections and Elevation';
- Drawing Ref: PVF-ZZ-00-DDE-A1000-001 Rev P01 – 'Rear Elevation Glazed Security Airlock Screens'; and
- Drawing Ref: PVF-ZZ-L00-DR-Y-31-0001 Rev P01 – 'GF Entrance Door Type A (D0-01)'

We trust that the details included in the submitted plans and documents are acceptable to the LPA and request written confirmation that Condition 11 has been formally discharged.

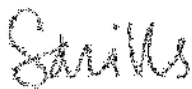
Summary and Conclusion

This application seeks approval for matters reserved by Conditions 4 and 11 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 dark ink, appearing to read "Savills", written in a cursive, stylized script.

Savills (UK) Limited
Planning