

Our Ref: 04C300625/LS
Your Ref: 139146/JO/2024

06 December 2024

Lucy Harrison
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

Submitted via the Planning Portal PP-13619812

Dear Lucy,

4 HARDMAN SQUARE, MANCHESTER, M3 3EB: PLANNING CONDITION DISCHARGE APPLICATION

On behalf of our client, Cubic Works Ltd, please find enclosed an application to discharge planning condition no. 7b of planning permission for refurbishments, and rooftop terrace of an existing office building. The full application (ref: 135123/FO/2022) was approved by Manchester City Council (MCC), on the 24 January 2023 for the following development:

"Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works"

A subsequent Section 73 application (ref: 139146/JO/2024) was approved by MCC on the 27 March 2024, for minor changes to the approved drawings. This application therefore seeks to discharge Condition 7b attached to planning application 139146/JO/2024.

Condition 7 b) (Ancillary Plant Equipment)

Condition 7 b) is worded as follows:

"7) b) Prior to first use of the development 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 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 and timescales"

for the implementation of those measures.

Reason - To safeguard the amenities of the occupiers of nearby noise sensitive accommodation, pursuant to policies SP1 and DM1 of the Core Strategy."

This condition is sought to be discharged in full, and the following supporting information is submitted:

- BREEAM POL05 and Planning Condition 7b Discharge Letter - Project Technical Team Memorandum, dated 06 December 2024, prepared by Hann Tucker Associates.

This information should be read in conjunction with the Plant Noise Assessment Report 29822/PNA/Rev3 dated 4 July 2024, prepared by Hann Tucker Associates, approved by MCC to discharge Condition 7a) (app ref: CDN/24/0322).

Summary

A payment of £215 (including Planning Portal Service Charge and VAT) has been made via the Planning Portal to cover the requisite planning fee. I trust the information submitted is acceptable to allow for swift validation of the application. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



Larna Smith

Planner

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For and on behalf of Avison Young (UK) Limited