

18 December 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

117-119 Portland Street, Manchester City Centre
Application for Partial Discharge of Conditions 3, 6 and 9 of Planning Permission Ref: 139763/FO/2024 and
Condition 3 of Listed Building Consent Ref: 139764/LO/2024

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 139763/FO/2024 and Listed Building Consent Ref: 139764/LO/2024 for 117-119 Portland Street, Manchester City Centre. The application is submitted by Bruntwood AV Limited ('the Applicant').

This application is submitted to partially discharge conditions 3 (Materials), 6 (Plant Equipment Acoustics Insulation), and 9 (Materials Final Details) attached to Planning Permission Ref: 139763/FO/2024 which approved the following description of development:

"External alterations comprising alternations to loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system associated with refurbishment of existing offices, change of use of part of the lower ground floor to a gym (Use Class E(d)) and installation of a substation and plant within rear."

Concurrently, this application is also submitted to partially discharge condition 3 (Materials) attached to Listed Building Consent Ref: 139764/LO/2024 which approved the following description of development:

"Listed Building Consent for internal and external works associated with refurbishment of existing offices including alternations to loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system and works associated with upgrades to means of escape."

Pre-application Engagement

This application is submitted following discussion with the Local Planning Authority via email correspondence and a site visit on 19th November 2024 to agree on scope and format of this application.

All proposed material as per specification sheets, outlined in Tables 1 and 2 below and submitted as part of this application, were viewed on-site and agreed on 19th November 2024.

Conditions Discharge

Planning Permission (Ref: Ref: 139763/FO/2024)

This section sets out the relevant documents that are submitted in support of the application for the partial discharge of conditions 3 (Materials), 6 (Plant Equipment Acoustics Insulation), and 9 (Materials Final Details) attached to Planning Permission 139763/FO/2024.

A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition		Partial or Full Discharge	Documents Submitted
3	Materials “Notwithstanding the details as set out in condition 2 above, for each of the following items, no works shall commence unless and until materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority: (a) Front door from Portland Street; (b) Fire escape and loading bay; (c) Gable end louvres (d) Plant screen to rear courtyard.”	Partial Discharge – parts (a), (b), and (d) only	Front door from Portland Street Drawing prepared by AXI, with Ref: - AXI-142a Rev01 Specification sheets, as follows: - SD/SFG Ground Floor System Technical Datasheet - SF52 Mullion Drained Curtain Wall System - Stone Repair Mortar Data Sheet Fabric Repair Strategy prepared by the Applicant. Photo(s) taken on-site, within Appendix A. Fire Escape and Loading Bay Drawing prepared by AXI, with Ref: - AXI-143 Rev02 Photo(s) taken on-site, within Appendix A.

Condition		Partial or Full Discharge	Documents Submitted
			Plant Screen to Rear Courtyard Specification sheet (Ref: DucoWall Acoustic 300) Photo(s) taken on-site, within Appendix A.
6	Plant Equipment Acoustics Insulation (a) Prior to any implementation of any plant associated with (a) the office accommodation and (b) the gym a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment and substation associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme(s) shall be completed before the (a) office accommodation and (b) the Gym are occupied. (b) Prior to occupation a verification report(s) shall be submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved details shall be implemented and remain in place for as long as the above uses are operational. The approved details shall be implemented and remain in place for as long as the above uses are operational.	Partial Discharge – part (a) only	Environmental and Intrusive Noise Assessment (dated 18 December 2024) prepared by Sol Acoustics
9	Final Details of Materials “Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:	Partial Discharge – parts (b) and (c) only	Front door from Portland Street Drawing prepared by AXI, with Ref: - AXI-142a Rev01 Specification sheets, as follows:

Condition		Partial or Full Discharge	Documents Submitted
	(a) Final details of the grills to the gable wall and any associated cills to include full fabrication dwgs with all sections of the metalwork dimensioned; (b) Detailed design, sections and samples of materials for the new entrance to the archway; (c) Finishes to main entrance on Portland Street and how this ties in with the existing / proposed finishes; (d) A strategy and details including samples of all repair works to include detailed specification, mortar mix to be subject to final agreement on site; and, (e) Details of the location and detailing of all M and E, building services including electrics, plumbing, telecommunications, fire/security alarms and CCTV cameras (and associated cabling, containment and equipment) along with final details of these items. A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme."		- SD/SFG Ground Floor System Technical Datasheet - SF52 Mullion Drained Curtain Wall System - Stone Repair Mortar Data Sheet Fabric Repair Strategy prepared by the Applicant. Photo(s) taken on-site, within Appendix A. Fire Escape and Loading Bay Drawing prepared by AXI, with Ref: - AXI-143 Rev02 Photo(s) taken on-site, within Appendix A.

Listed Building Consent (Ref: Ref: 139764/LO/2024)

This section sets out the relevant documents that are submitted in support of the application for the partial discharge of condition 3 (Materials) attached to Listed Building Consent Ref: 139764/LO/2024.

A summary of the condition wording and information submitted is set out in Table 2 below.

Table 2: Condition, Partial/Full Discharge and Information Submitted

Condition		Partial or Full Discharge	Documents Submitted
3	Materials "Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:	Partial Discharge – parts (b) and (c) only	Front door from Portland Street Drawing prepared by AXI, with Ref: - AXI-142a Rev01 Specification sheets, as follows:

Condition	Partial or Full Discharge	Documents Submitted
(a) Final details to the grills to gable wall and any associated cills to include full fabrication dwgs with all sections of the metalwork dimensioned; (b) Detailed design, sections and samples of materials for the new entrance to the archway; (c) Finishes to main entrance on Portland Street and how this ties in with the existing / proposed finishes; (d) Strategy and details for the removal and reuse of some of the metal sheeting to the ceilings (e) Details of the extent of the exposure of brickwork and works required to achieve this; (f) A strategy and details including samples of all repair works to include detailed specification, mortar mix to be subject to final agreement on site; (g) Details of the location and detailing of all M and E, building services including electrics and plumbing, telecommunications, fire/security alarms and CCTV cameras (and associated cabling, containment and equipment) along with final details of these item; (h) Details of the fixing of the new fireproof ceiling to the existing sheeting A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme."		- SD/SFG Ground Floor System Technical Datasheet - SF52 Mullion Drained Curtain Wall System - Stone Repair Mortar Data Sheet Fabric Repair Strategy prepared by the Applicant. Photo(s) taken on-site, within Appendix A. Fire Escape and Loading Bay Drawing prepared by AXI, with Ref: - AXI-143 Rev02 Photo(s) taken on-site, within Appendix A.

Summary

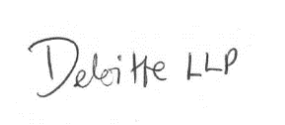
In addition to the documents listed in this Covering Letter, the application also comprises the Application Forms, submitted through the Planning Portal under Ref: PP-13386887 (Planning Permission Ref: 139763/FO/2024) and Ref: PP-13386948 (Listed Building Consent Ref: 139764/LO/2024).

A fee has been paid to Manchester City Council for £145 (in relation to conditions attached to Planning Permission Ref: 139763/FO/2024), in addition to any administrative fees by the Planning Portal.

We request the Local Planning Authority's written confirmation that the enclosed information is sufficient to allow the partial discharge of conditions 3, 6, and 9 attached to Planning Permission Ref: 139763/FO/2024 and the partial discharge of condition 3 attached to Listed Building Consent Ref: 139764/LO/2024.

If you require any further details, please do not hesitate to contact Eleanor Bird (0207 007 3891/ efbird@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. To the right of the signature is a vertical line.

For Deloitte LLP

Encl.

Appendix A – Photographic Record

Appendix A – Photographic Record

Front door from Portland Street



Fire Escape and Loading Bay



Louvred Plant Screen

