

* email submission only*

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

15th October 2024

Our Ref: 798/C/NH/241015

Re: 129542/FO/2021 - Jefferson Place, 1 Fernie Street, Manchester - Discharge of Conditions Letter

Appeal Reference no: APP/B4215/W/21/3286742

Dear Sirs,

The letter accompanies a Discharge of Conditions application for the above titled planning application, which was allowed under the above appeal reference dated 7th April 2023.

The condition numbers refer to the appeal condition numbers:

Condition 1 - *The development hereby permitted shall begin not later than three years from the date of this decision.*

Informative. Works to have commenced by the 6th April 2025

Condition 2 - *The development hereby permitted shall be carried out in accordance with the following approved plans: 00 (Existing and proposed GA elevations); 001 Rev 1 (Site location and block plan); 002 (Existing GA plans); 003 Rev 6 (Proposed GA plans); and 004 Rev 2 (Existing and Proposed GA Elevations).*

Informative. No action

Condition 3 - *No development shall commence until details of the mechanical ventilation for the approved property has been submitted to and approved in writing by the local planning authority. The approved mechanical ventilation details shall be implemented prior to the first occupation of the property and thereafter retained.*

Miller Goodall 102624-2 NA MEV Noise Assessment Report submitted.

The system components are attached - LAB1356R-CMX-MULTI MEV with Domus Rigid Duct Attenuator spec sheets

Condition 4 - *No development shall commence until details for noise mitigation and sound insulation have been submitted to and approved in writing by the local planning authority. Notwithstanding the approved plans, such details shall also include the provision of an internal lobby area as shown in the drawing in appendix A of the Noise Assessment Prepared by Miller Goodall dated 20 September 2021. The approved noise mitigation and sound insulation measures shall be implemented prior to the first occupation of the approved apartment and thereafter retained.*

Amber Acoustics Noise Impact Assessment report submitted.

Condition 5 - *The external alterations to the building, including window frames, shall match the materials and finishes used on the existing building.*

Informative. No action. Contractor will adhere to this.

Condition 6 - *The property hereby approved shall not be occupied until the five steel bollards as shown on drawing No 003 Rev 6 have been provided. The five steel bollards should be the same height and appearance as the existing adjacent bollards. The five-steel bollard shall thereafter be retained.*

Informative. No action. Contractor will adhere to this. Notes added to the attached marked up plan confirming this and the bollard type.

Condition 7 - *Notwithstanding the bin storage area as shown on drawing No 001 Rev 1, prior to first occupation of the approved apartment details relating to the storage and location of refuse associated with the approved apartment shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation of the apartment and thereafter retained.*

Marked up drawing attached indicating the Thermoplastic Lining to be installed for the new bin storage area inline with the allowed drawings.

Images of the bin store areas submitted for Ground Floor and -1 Level.

Condition 8 - *The window at the pedestrian entrance to the approved apartment shall be fitted with opaque glass, the details of which shall be submitted to and approved by the local planning authority prior to first use of the apartment. The approved opaque glass window shall be provided in accordance with approved details and thereafter retained.*

The window has been omitted from the scheme for acoustic and security reasons. The layout plan has been amended to indicate this, and an image submitted of the completed front entrance.

We would respectfully request that a decision notice is not issued until the council have discussed any issues that they may have with the submitted information, unlike the last application which was refused without any attempt to discuss this further.

We trust the enclosed is satisfactory but should you require any further information, please do not hesitate to contact me regarding this matter.

With kind regards

Yours sincerely



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