

16th October 2024
L241016 SAV Cover- 58-60 King Street Letter



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SUBMITTED VIA PLANNING PORTAL: PP-13487020

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 3B OF PRIOR APPROVAL: 122835/P30PA/2019
58-60 KING STREET, MANCHESTER, M2 4ND
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply to discharge Condition 3b of Prior Approval: 122835/P30PA/2019.

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 and certificates;
- Prior Approval reference: 122835/P30PA/2019;
- Site Location Plan;
- Acoustic Report, prepared by Sandy Brown

The application has been submitted electronically via the Planning Portal website (**PP-13487020**). The relevant application fee of £215.00 has also been made electronically.

Relevant Planning History

58-60 and 64-66 King Street

On 8 May 2015, notice of Prior Approval was granted to change the use at 58-60 King Street and 64-66 King Street in Manchester, from office (Class B1a) to residential (Class C3) under Class O of the General Permitted Development Order 2015 (as amended) ('GDPO') (Refs: 108350/P3JPA/2015/C1 and 108351/P3JPA/2015/CQ) (the '**2015 Prior Approvals**').

The 2015 Prior Approvals expired on 8 May 2018.

As a result, the 2015 Prior Approvals were 'refreshed' and on 23 April 2019, notice of Prior Approval was granted for the change of use from office (Class B1a) to residential (Class C3) under Class O of the GDPO (Refs: 122835/P3OPA/2019 and 122836/P3OPA/2019) (the '**2019 Permissions**').



The 2019 Permissions were granted subject to a total of 8 conditions. This application seeks to discharge Condition 3B, which is the final outstanding condition on these permissions.

Below we summarise the requirements of the conditions and provide the relevant technical information to satisfy the Local Planning Authority ('LPA').

Condition 3- Acoustic Report

Condition 3 of the 2019 Permission states:

Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from commercial premises located on King Street, Cross Street, Four Yards, St James' Square and South King Street shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Noise survey data must include measurements taken at all times to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB L_{Amax,F} by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Upon completion of the development and before the residential use becomes operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This shall include monitoring in the completed flats to confirm the internal levels are being achieved (including the 63 and 125 Hz octave bands). This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

In accordance with the requirements of part 2 of Condition 3, we enclose an Sound Insulation Test Report prepared by Sandy Brown.

We trust that the details included in the submitted Acoustic Report are acceptable to the LPA and request written confirmation that Condition 3 has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Conditions 3b of Prior Approval: 122835/P30PA/2019.

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the conditions can be formally discharged such that development can commence.

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, which appears to read "Savills", written in a cursive style.

Savills (UK) Limited
Planning