

6th November 2024
L241106 SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL: PP-13528241

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 7,9,10,11 AND 12 OF PLANNING PERMISSION:
139103/JO/2024
58-66 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 Conditions 7, 9, 10, 11 and 12 of Planning Permission: 139103/JO/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 and certificates;
- Site Location Plan;
- Crime Impact Statement, prepared by GMP Design for Security;
- Planning Condition 9 discharge noise report;
- Planning Condition 10 discharge noise report;
- Drawing Ref: 11702-AEW-XX-XX-DR-A-5053 – 'Stall riser design intent/setting out for co-ordination'

The application has been submitted electronically via the Planning Portal website (**PP-13528241**). The relevant application fee of £215.00 has also been made electronically.

Relevant Planning History

58-60 and 64-66 King Street

On 7th January 2022, planning permission was granted for the conversion of the upper floors of 62 King Street to 7 no. apartments with external alterations to 58-66 King Street, and associated works (Ref: 129850/FO/2021) (the '**2022 Permission**').

On 29th April 2024, planning permission was granted for the variation of Condition 2 (Plans) and submission of information in relation to Condition 3 attached to Planning Permission Ref: 129850/FO/2021 (Ref: 139103/JO/2024) (the '**2024 Permission**').

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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The 2024 Permission was granted subject to a total of 12 conditions. This application seeks to discharge Conditions 7, 9, 10, 11 and 12, which are the final outstanding conditions.

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

Condition 7 – Crime Prevention and Security Management Plan

Condition 7 of the 2024 Permission states:

Prior to the occupation of the development hereby approved, a Crime Prevention and Security Management Plan shall be produced and submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved measures have been fully implemented

In accordance with the requirements of Condition 7, we enclose a Crime Impact Statement prepared by Greater Manchester Police Design for Security. All of the measures recommended within the report have been implemented into the development scheme.

We trust that the details included in the submitted Report is acceptable to the LPA and request written confirmation that Condition 7 has been formally discharged.

Condition 9 – Plant Noise Verification Report

Condition 9 of the 2024 Permission states:

a) Any plant and associated equipment shall be implemented in accordance with the noise levels and attenuation targets as set out in Section 7 (Plant Noise Egress) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021).

b) Prior to occupation 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 also 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.

In accordance with the requirements of Condition 9, we enclose a report provided by Sandy Brown.

We trust that the details included in the submitted Report is acceptable to the LPA and request written confirmation that Condition 9 has been formally discharged.

Condition 10 – Noise Insulation Scheme

Condition 10 of the 2024 Permission states:

10) a) The development shall be implemented in accordance with the noise levels and attenuation targets as set out in Sections 8 (Facade Sound Insulation - Noise Ingress) & 9 (Operational Noise Limits) of the Noise and Vibration Planning Report prepared by Sandy Brown Associates (Reference 20270-R02-F dated 08 October 2021). The approved noise insulation scheme/s and vibration and reradiated noise mitigation measures shall be completed prior to the occupation of any of the dwelling units hereby approved. The following noise criterion will be required to be achieved:

Bedrooms (nighttime - 2300-0700) 30 dB LAeq (individual noise events shall not exceed 45dB L_{Amax}, F by more than 15 times)

Living Rooms (daytime 0700-2300) 35dB LAeq

Where entertainment noise is a factor in the noise climate the sound insulation scheme/s 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.

b) Prior to occupation of the development 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 acceptable 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.

In accordance with the requirements of Condition 10, we enclose a Noise Report prepared by Sandy Brown.

We trust that the details included in the submitted Report is acceptable to the LPA and request written confirmation that Condition 10 has been formally discharged.

Condition 11 – Full and Final details of corner shop front design

Condition 11 of the 2024 Permission states:

Notwithstanding the information within Condition 2 of this application, full and final details of the corner shop front design, including computer generated images, physical samples and detailed large-scale drawings shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to the existing corner shop front. The corner shop front shall be installed only in accordance with the approved details.

In accordance with the requirements of Condition 11, we enclose a drawing prepared by AEW which shows the design intent for the stall riser. This has also been approved on Site by Paul Mason and Emily Booth.

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

Condition 12 – Full and Final details of dry riser

Condition 12 of the 2024 Permission states:

Notwithstanding the information within Condition 2 of this application, full and final details of the location and finishes of the dry riser shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any dry riser at the site. The dry riser shall be installed only in accordance with the approved details.

In accordance with the requirements of Condition 12, we enclose a drawing prepared by AEW which shows the location and finish of the dry riser. As agreed with Paul Mason, the dry riser will now be painted in black.

We trust that the details included on the submitted plan are acceptable to the LPA and request written confirmation that Condition 12 has been formally discharged.

Summary and Conclusion



This application seeks approval for matters reserved by Conditions 7,9,10,11 and 12 OF Planning Permission: 139103/JO/2024

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.

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.

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