



Paul Butler Associates

Planning, Development & Heritage Consultants

26 September 2024

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Manchester
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FAO Michael Pearson

21.1658

Dear Michael

Lower Ground Floor, Freetrade Exchange, 37 Peter St, Manchester M2 5GB - Application for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 3b (acoustic insulation), 4b (ancillary plant acoustics), 5b (extraction verification), and 6b (secure by design) as attached to Planning Permission 137820/FO/2023. The consent relates to the Lower Ground Floor of the Freetrade Exchange building, and was approved by Manchester City Council on 17 April 2024. The description of development stated:

'Creation of restaurant use at lower ground floor (Class E(b)) and external alterations comprising of removal of glazed entrance, installation of timber door replacement, replacement of external feature lamps, addition of menu boards, and new plant equipment to roof'

The conditions which we are applying to discharge are reviewed below, with reference made to the submitted information where necessary.

Conditions 3b – Acoustic Insulation

The condition states:

'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, including cavity insulation recommendations. 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 support of the discharge of this condition, please find enclosed an Acoustic Assessment prepared by Hann Tucker Associates (Ref: 29443, dated 24 September 2024). We trust that this information is sufficient to enable the full discharge of this condition.

Condition 4b – Ancillary Plant Acoustics

The condition states:

'Prior to the operation of the scheme 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 support of the discharge of this condition, please find enclosed an Acoustic Assessment prepared by Hann Tucker Associates (Ref: 29443, dated 24 September 2024). We trust that this information is sufficient to enable the full discharge of this condition.

Condition 5b – Extraction Verification

The condition states:

'Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.'

We can confirm that the approved extraction scheme has been implemented. Please refer to the photos at Appendix A which identify the newly installed equipment. We trust that this confirmation is sufficient to enable the full discharge of this condition.

Condition 6b – Secure by Design

The condition states:

'The restaurant hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation'.

In support of the discharge of this condition, please find enclosed a Secured by Design certificate (Ref: 2021/0631/SBD/01, dated 31 July 2024). We trust that the submission of this certificate is sufficient to enable the full discharge of this condition.

We trust that the submitted information is sufficient to enable the discharge of the above conditions. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director

Appendix A: Photographs of installed extraction equipment



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8