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Our Ref: 2022-020
Your Ref: PP-13315857

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

4th September 2024

Dear Sir/Madam,

Re: 58 Mosley Street, Manchester, M2 3HZ
Application to Partially Discharge Condition 14 of Planning Permission Ref: 135988/FO/2023

We write on behalf of our Client, M&G Mosley Limited, with an application for the partial discharge of planning condition 14 of planning permission ref. 135988/FO/2023 at 58 Mosley Street, Manchester.

The application is supported by the following documents:

Related to	Document	Author / Reference
Condition 14 (External Lighting Plan)	Electrical services level 00 lighting and EM lighting layout	C220-PEL-XX-00-DR-E-6301
	Electrical services level 8 lighting and EM lighting layout	C220-PEL-XX-08-DR-E-6301 REV C1
	Lighting specification	Klein Pro

This supporting cover letter, documents and requisite application form have been submitted online via the Planning Portal under reference PP-13315857 and the requisite application fee has been paid online.

Background

Planning permission was granted on 6th November 2023 ref.135988/FO/2023. This related to the following works:

'Refurbishment of existing office building to comprise elevational alterations, a single storey rooftop extension with external roof terrace (Use Class E), installation of photovoltaic panels

and works to extend the pavement of Booth Street and install street furniture.'

Condition 14 states;

'Building lighting proposals shall be submitted prior to any external lighting being installed on site. All building lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Full details of this external lighting, including the following shall be submitted to and agreed in writing before any external lighting has been installed on site:

a) *Details of where external lighting would be installed,*
b) *Details of the frequency and duration of use,*
c) *Details of the design and appearance of lighting units and the treatment of associated cabling and equipment,*
d) *Confirmation of the luminance levels of the lighting and details regarding glare and light spill, and*
e) *Demonstration of how the lighting has been designed and installed so as to control glare and overspill onto nearby residential properties and confirmation of the luminance levels.*

All building lighting shall be installed and maintained in accordance with agreed specifications and locations set out in the above information.

Prior to the first occupation of the development a verification report for any external lighting will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has 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 criteria and a timescale for the correction of any instances of non-compliance.'

To support the partial discharge of Condition 14, the following documents are enclosed:

- Electrical services level 00 lighting and EM lighting layout ref. C220-PEL-XX-00-DR-E-6301.
- Electrical services level 8 lighting and EM lighting layout ref. C220-PEL-XX-08-DR-E-6301 REV C1.
- Lighting specification prepared by Klein Pro.

Plans reference C220-PEL-XX-00-DR-E-6301 and C220-PEL-XX-08-DR-E-6301 REV C1 confirm the placement of external lighting. The details on the design and appearance of lighting units are provided within the specification document prepared by Klein Pro.

In relation to parts (d) and (e), the appointed architect, JM Architects, confirm that lighting to the exterior planers to the public realm will be low level glow lighting, and no direct lighting will be visible from the exterior planters. The canopy has LED strip lighting that will be diffused to control glare and light overspill and mounted to the underside of the canopy. Lighting to the exterior of the terrace includes bollard lighting, spike lighting to planting, and low level LED strip lighting. All lighting is installed angled towards the floor to reduce any glare, overspill or direct view of the light source.

In terms of part (b), regarding frequency and duration, the lighting will be used, as follows:

- Lighting to the terrace will be on during terrace business hours only; and
- Lighting to the public realm will be on 24 hours a day.

It is therefore accepted that the enclosed documentation meets the requirements outlined in the previously mentioned condition to allow for the applied discharge. A further discharge of condition application will be submitted prior to the first occupation of the development to allow for the full discharge of the Condition.

Summary and Closing

We trust you have sufficient information to validate this application and allocate it to an officer. If you require anything further, please don't hesitate to contact me.

Yours sincerely,

NJLConsulting
Planning+Development

Emily Bates
Planner
On behalf of NJL Consulting