

16th September 2024
L240916 SAV Cover PP Letter



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SUBMITTED VIA PLANNING PORTAL: PP-13321900

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 3, 5A, 6A, 7, 9 AND 10 ATTACHED TO PLANNING
PERMISSION: 139242/FO/2024
35 KING STREET, MANCHESTER, M2 7AT
WATCHES OF SWITZERLAND COMPANY LIMITED**

Introduction

We write on behalf of our client, Watches of Switzerland Company Limited, to apply to discharge Conditions 3,5A,6A,7,9 and 10 attached to Planning Permission: 139242/FO/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;
- Condition 3 information
 - Drawing Ref: 1368.PP.C3A (Rev A) – External Materials Schedule;
 - Drawing Ref: 1368.PP.C3B.1 Rev A – Roof Terrace Details;
 - Drawing Ref: 1368.PP.C3B.2 Rev A – Roof Plant Details;
 - Quality Management Plan, prepared by Portview;
 - Environmental Management Plan, prepared by Portview;
 - Site Waste Management Plan, prepared by Portview;
- Condition 5 information
 - Noise Assessment, prepared by Sandy Brown
- Condition 6 information
 - Plant Noise Assessment, prepared by Sandy Brown
- Condition 7 Information
 - Letter provided by Audemars Piguet setting out the hours and days of operation for the terrace
- Condition 9 Information
 - Drawing Ref: 1368.PP.C9.1 Rev A – 'Proposed Second Floor Plan';
 - Drawing Ref: 1368.PP.C9.2 Rev A – 'Roof Plant Screen Section';
 - Drawing Ref: 1368.PP.C9.3 Rev A – 'Roof Plant Screen Details'
- Condition 10 Information
 - WeTransfer link provided separately via email

The application has been submitted electronically via the Planning Portal website (**PP-13321900**).

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

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The Site & Planning History

The application site comprises 35 King Street in Manchester City Centre, which is located on the pedestrianised retail area of King Street. The Site comprises a vacant building, which was most recently occupied by Jack Wills, who were in occupation until 2020.

The building which forms this application is Grade II Listed.

On 1st July 2024, planning permission was granted for external alterations to the property including the rooftop terrace and use of the existing ancillary terrace including for occasional events (Class E) (Ref: 139242/FO/2024) (the '**2024 Permission**'). Listed Building Consent was granted in conjunction, for internal and external alterations to the property (Ref: 139243/LO/2024) (the '**2024 LBC**').

The 2024 Permission was granted subject to 15 conditions. This application seeks to discharge Conditions 3,5A,6A,7 9 and 10.

Condition 3 – Material Detail

Condition 3 of the 2024 Permission states:

Notwithstanding the details submitted with the application, prior to the commencement of any above ground external works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- (a) Samples and specifications of all materials to be used on all external elevations, terrace and rooves of the development.*
- (b) jointing and fixing details between all component materials*
- (c) a strategy for quality control management.*
- (d) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle*

In accordance with the requirements of Condition 3, we enclose the following:

Part A – An External Materials Schedule has been provided (1368.PP.C3A (Rev A). Physical samples will be sent to the LPA in due course.

Part B – Jointing and Fixing Details for the roof plant and roof terrace have been provided (1368.PP.C3B.2 Rev A and 1368.PP.C3B.1 Rev A).

Part C – Please see Quality Management Plan, prepared by the Contractor (Portview)

Part D – Please see Site Waste Management Plan and Environmental Management Plan, prepared by Portview

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

Condition 5 – Noise

Condition 5a of the 2024 Permission states as follows:

- 5) a) Prior to the first use of the ancillary bar and entertainment areas of the building, a scheme to acoustically insulate the internal areas of the premises and control the noise levels on the external*

terrace to limit the break out of noise shall be submitted for approval in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the first use of bar and entertainment areas of the building. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

In accordance with the requirements of Condition 5a, we provide a Noise Assessment prepared by Sandy Brown.

We trust that the details included in the submitted report are acceptable to the LPA and request written confirmation that Condition 5a has been formally discharged.

Condition 6 – External Plant

Condition 6a of the 2024 Permission states as follows:

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of the equipment hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

In accordance with the requirements of Condition 6a, we provided a Plant Noise Assessment prepared by Sandy Brown.

We trust that the details included in the submitted report are acceptable to the LPA and request written confirmation that Condition 6a has been formally discharged.

Condition 7 – External Terrace

Condition 7 of the 2024 Permission states as follows:

7) The external terrace hereby approved shall only be used in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority before the commencement of the use of the external terrace hereby approved. The use hereby approved shall not operate outside of the approved opening hours.

In accordance with the requirements of Condition 7, we provide a letter prepared by the client, Audemars Piguet, which sets out the schedule of days and hours of operation for the use of the terrace.

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

Condition 9 – Rooftop Plant Screen

Condition 9 of the 2024 Permission states as follows:

9) Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the number, height, colour and materials of the rooftop plant screens shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to install these features within the site. The screens shall then be installed and maintained fully and only in accordance with the approved details.

In accordance with the requirements of Condition 9, we enclose the following –

- Drawing Ref: 1368.PP.C9.1 Rev A – ‘Proposed Second Floor Plan’;
- Drawing Ref: 1368.PP.C9.2 Rev A – ‘Roof Plant Screen Section’;
- Drawing Ref: 1368.PP.C9.3 Rev A – ‘Roof Plant Screen Details’

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

Condition 10 – External Plant

Condition 10 of the 2024 Permission states as follows:

10) Notwithstanding the approved drawings and documents within Condition 2 of this decision, full and final details of the location, amount and scale of external plant and equipment shall be submitted to and agreed in writing by the City Council as local planning authority prior to any works to install these features within the site. The plant and equipment installed shall be limited to the approved scale and amount.

In accordance with the requirements of Condition 10, a WeTransfer link containing all of the M&E drawings has been provided to the LPA. This link includes the plans which show the location and amount of external plant and equipment. The full specifications, including dimensions, are included on Drawing Ref: 44758/M/500/XX/003 Rev C01.

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

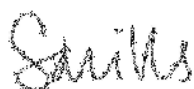
Summary and Conclusion

This application seeks approval for matters reserved by Conditions 3, 5a, 6a, 7 9 and 10 of Planning Permission Ref: 139242/FO/2024.

The documents submitted in support of this application provides 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 or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.

Savills (UK) Limited
Planning