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30th August 2024

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Planning Portal ref: PP-13371250

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 33 AND 34 RELATING TO PHASE 2, No. 1 ST
MICHAEL'S ATTACHED TO APPLICATION REFERENCE REF. 135827/JO/2022
LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANS GATE**

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition relating to the rooftop plant (Conditions 33 and 34) of planning consent ref. 135827/JO/2022 concerning Phase 2 (No.1) of the development on land bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The description of development is:

"Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments"

The application comprises:

- Completed planning application forms;
- Plant Noise Acoustic Report (Ref. 63068-MAI-ZZ-XX-RP-Y-0300_RevA_ISSUED_01082024);
- Supporting document (Ref. Condition 33 & 34 - No.1 St Michaels Office Building (28.08.24)); and,
- A planning application fee of £145.00 (PP-13371250)

DISCHARGE OF CONDITIONS 33 AND 34

Condition wording:

No	Condition	Information Submitted
33	Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences. Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.	Plant Noise Acoustic Report (Ref. 63068-MAI-ZZ-XX-RP-Y-0300_RevA_ISSUED_01082024) Supporting document (ref. Condition 33 & 34 - No.1 St Michaels Office Building (28.08.24))
34	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 noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location. The scheme should be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each part of the development, in order to secure a reduction in the level of noise emanating from the site. Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.	Plant Noise Acoustic Report (Ref. 63068-MAI-ZZ-XX-RP-Y-0300_RevA_ISSUED_01082024) Supporting document (ref. Condition 33 & 34 - No.1 St Michaels Office Building (28.08.24))

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Nikki Sills
Partner

