

Our Ref: 04C300625/LS/KW

Your Ref: 139146/JO/2024

18 April 2024

Lucy Harrison
Manchester City Council
Planning
PO Box 532
Manchester
M60 2LASubmitted via the Planning Portal PP-12968841

Dear Lucy,

4 HARDMAN SQUARE, MANCHESTER, M3 3EB: PLANNING CONDITION DISCHARGE APPLICATION

On behalf of our client, Cubic Works Ltd, please find enclosed an application to discharge planning condition no. 7a of planning permission for refurbishments, and rooftop terrace of an existing office building. The full application (ref: 135123/FO/2022) was approved by Manchester City Council (MCC), on the 24 January 2023 for the following development:

"Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works"

A subsequent Section 73 application (ref: 139146/JO/2024) was approved by MCC on the 27 March 2024, for minor changes to the approved drawings. This application therefore seeks to discharge Condition 7a attached to planning application 139146/JO/2024.

Condition 7a (Ancillary Plant Equipment)

Condition 7a is worded as follows:

"7) a) Ancillary plant, equipment, servicing and louvres 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 commencement of the development 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. The scheme shall be implemented in full before first occupation of the development."

Reason - To safeguard the amenities of the occupiers of nearby noise sensitive accommodation, pursuant to policies SP1 and DM1 of the Core Strategy"

This condition is sought to be discharged in full, and the following supporting information is submitted:

- Plant Noise Assessment Report, Rev 1 prepared by Hann Tucker Associates

Summary

A payment of £215 (including Planning Portal Service Charge and VAT) has been made via the Planning Portal to cover the requisite planning fee. We look forward to receiving your confirmation that the relevant planning conditions have been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in cursive script that reads "L. Smith".

Larna Smith
Planner
+44 07539 252 711
larna.smith@avisonyoung.com
For and on behalf of Avison Young (UK) Limited