

Our Ref: 04C201975
Your Ref: PP-13088086

25 June 2024

Michael Pearson
Planning Department
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Dear Michael

Arthur House, Chorlton Street, Manchester: Discharge of Conditions Application on Planning Permission Reference 137556/FO/2023

On behalf of Custodian Reit PLC ('the Applicant') please find enclosed an application to formally discharge requirements of conditions 4, 5, 6, 7, 16a, 17a, and 22 pursuant to planning permission 137556/FO/2023 relating to Arthur House, Chorlton Street, Manchester.

Full planning permission (137556/FO/2023) was granted on 31st January 2023 for the following development:

"External alterations associated with refurbishment of existing office space comprising the installation of new roof terrace with pergola; installation of solar panels; installation of new security fencing, creation of access lobby, refurbishment of entrance plaza, new planters, creation of gym with associated changing rooms and studio, cycle store."

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 4

Condition 4 states:

"Prior to the commencement works relating to the roof top extension hereby approved, material samples of the render and decorative carving to be used in its external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details."

In order to discharge Condition 4 a sample of the roof top extension's render and decorative carving is available to view on site. An image of the sample is included below.

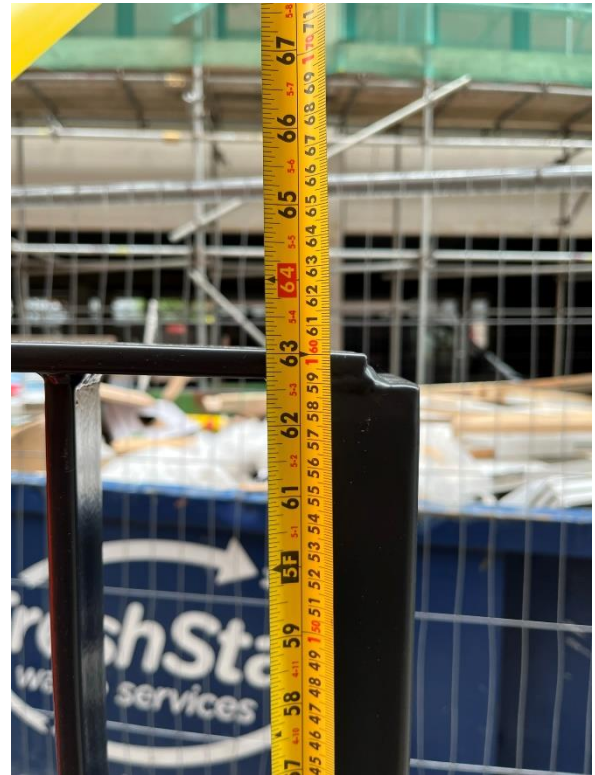


Condition 5

Condition 5 states:

"Notwithstanding the submitted railings material sample (Received 12/12/2023), prior to the commencement of works relating to the approved boundary treatment along Silver Street and Gold Street, exact samples of the concrete base of the boundary treatment, that will also show how the approved railings will be affixed to it, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details."

In order to discharge Condition 5 a sample of the railings and concrete base is available to view on site. An image of the sample is included below.



Condition 6

Condition 6 states:

"Prior to the commencement of works relating to the hard landscaping measures, exact details and samples of the materials to be used within the finish of such works shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details."

In order to discharge Condition 6 a sample of the hard landscaping measures is available to view on site.

Condition 7

Condition 7 states:

"Prior to the commencement of works relating to the installation of the secure bin store and cycle store hereby approved, specifications and samples of the materials to be used in their finish shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then proceed in accordance with the approved details, be made available for use prior to the occupation of the development and be retained thereafter."

In order to discharge Condition 7 please find enclosed:

- Cycle store twin wire security mesh portioning information sheet; and,
- Premium vertical bike rack information sheet.

The bin store shall be constructed of a timber fence. The image below shows the specification for the fence finish.



Condition 16a

Part a of Condition 16 states:

“Notwithstanding Noise Impact Assessment prepared by BWB and dated April 2023 (Received 17/07/2023), prior to the construction of the gymnasium a detailed scheme for acoustically insulating the offices adjacent and above the gymnasium against noise generated, shall be submitted to and approved in writing by the City Council as local planning authority and implemented in full before the approved use of the gymnasium commences.”

In order to discharge part a of Condition 16 please find enclosed Noise Impact Assessment prepared by BWB, dated April 2023.

Condition 17a

Part a of Condition 17 states:

"Should any externally mounted ancillary plant, equipment or servicing be required for the approved gym use, it 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 use 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 the use commences or as otherwise agreed in writing by the City Council as local planning authority."

In order to discharge part a of Condition 16 please find enclosed specifications for Samsung Climate Solutions Air Conditioning Unit.

Condition 22

Condition 22 states:

"Prior to the occupation of the development hereby approved, a verification report confirming the installation of a bird box in an appropriate location on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved box shall then be retained thereafter for the lifetime of the development."

In order to discharge Condition 22 please find below images of two bird boxes installed on the building.



Please could you advise your availability for a site visit to view the samples required to discharge Conditions 4, 5, and 6.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'ED' followed by a long, wavy horizontal line that ends in a small dot.

Emily Davies
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For and on behalf of Avison Young (UK) Limited