

Our Ref: 2022-020
Your Ref: PP-12697156

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

22nd December 2023

Dear Sir/Madam,

Re: 58 Mosley Street, Manchester, M2 3HZ
Application to Discharge Conditions 4, 6, 12 and 13 Planning Permission Ref: 135988/FO/2023

We write on behalf of our Client, M&G Mosley Limited, with an application for the full discharge of planning conditions 6 and 12, and the partial discharge of conditions 4 and 13 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
4	Environmental Standards Statement	2022.253
6	Entrance Canopy Section Details	7002-JMA-ZZ-00-DR-A-215001 Rev P02
12	Level 8 – Biodiversity Plan	7002-JMA-ZZ-08-DR-A-00-0003 Rev P01
13	Condition 13a Discharge Letter	HT:30387/PTM1

This supporting cover letter, documents and requisite application form have been submitted online via the Planning Portal under reference PP-12697156 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.'

More recently, a non-material amendment application (planning portal ref. PP-12639197) has been submitted to Manchester City Council. The proposed non-material amendment seeks to a) substitute plans referenced in Condition 2 of the aforementioned consent, b) amend the wording of Conditions 10 and 12, and c) remove Condition 21. This was required to correct inaccuracies and remove reference to measures which are unsuitable for the development. At the time of writing, the application is awaiting determination. For avoidance of doubt, this application is made on the basis that the proposed amendment to the wording of Condition 12 is approved by the Council.

Condition 4 states;

'Before any above ground works hereby approved commence, an Environmental Standards Statement confirming that the development will achieve NABERS UK 5 and/or BREEAM 'Very Good' and how this will be achieved shall be submitted to and approved in writing by the City Council as local planning authority. This approved Environmental Standards Statement shall be complied with for the duration of the use of the building hereby approved. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.'*

Condition 6 states;

'Before any works to the building elevations hereby approved commence amended versions of your drawings referenced 7002-JMA-ZZ-ZZ-DR-A-00-2003-S4 Rev P06 and 7002-JMA-ZZ-ZZ-DR-A-00-2004-S4 Rev P06 and additional larger scale drawings showing the canopy in context with the building elevations shall be submitted to and approved in writing by the City Council as local planning authority. These drawings shall show the changes to the canopy described within the email from NJL Consulting dated 20 09 23 and within the Design and Access Statement Canopy Appendix referenced 7002 -JMA-XX-XX-RP-0006-P03-58 Mosley Street.'

Amended Condition 12 states;

Prior to the commencement of any works to the existing roof, a programme detailing final details of the measures to create potential opportunities to enhance and create new biodiversity within the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The measures to be assessed within the programme shall include:

- (a) bat boxes and bricks and bird boxes,*
- (b) appropriate planting ~~and rainwater harvesting.~~*

All above measures (a) & b) shall be incorporated unless there are justified reasons not to include them. The programme shall include full details of the measures to be provided, a full justification for those that won't be provided and an implementation timeframe. The approved

scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Condition 13 states;

- a) 'Prior to the commencement of the construction of the rooftop extension hereby approved, a scheme shall be submitted to limit the breakout of noise from the use hereby approved in accordance a noise study of the premises and a scheme of acoustic treatment, including measurements that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall then be implemented in full before the use hereby approved commences.
- b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.'

To support the full discharge of Conditions 6 and 12, and the partial discharge of conditions 4 and 13 (part a), the following documents are enclosed:

Related to	Document	Summary
4	Environmental Standards Statement (ESS) (ref. 2022.253)	The ESS summarises the relevant policy background and requirements of Manchester City Council to demonstrate the ways that the development will achieve NABERS UK 5* and/or BREEAM 'Very Good', ensuring all practical measures have been taken to deliver sustainable development at the site. Details of the design attributes, specifications and characteristics of the scheme are appraised in order to demonstrate how the proposals seek to mitigate the environmental impacts of the scheme. Moreover, it is important to note that the NMA (planning portal ref. PP-12639197) currently under consideration by the Council seeks to provide additional solar panels. This will allow the development to take the recommended 25% margin level required to achieve NABERS 5* in the next stage of the assessment.
6	Entrance Canopy Section Details (ref. 7002-JMA-ZZ-00-DR-A-215001 Rev P02)	The entrance canopy section provides the requisite detail outlined in Condition 6.

12	Level 8 – Biodiversity Plan (ref. 7002-JMA-ZZ-08-DR-A-00-0003 Rev P01)	The plan provides full details of bird and bat boxes to be fixed to the underside and corner of brise soleil panels framing, including their location, materials and dimensions. Appropriate planting measures such as scattered potted planting on the terrace are incorporated into the proposals to enhance biodiversity. Please refer to Appendix 1 for the implementation timeframe of measures.
13	Condition 13a Discharge Letter (ref. HT:30387/PTM1)	The Discharge Letter presents an acoustic review of the progressed design solutions against noise limits set out in the Hann Tucker Noise Impact Assessment Report (30387/NIA1) submitted and assessed as part of the planning application (ref. 135988/FO/2023). The Letter concludes that while occupant noise on the roof terrace is a consideration, it is not anticipated to be a significant issue for small scale office or corporate events. With a noise management plan in place, it is expected that any potential noise disturbances can be effectively managed, and complaints avoided. The Letter outlines several measures that the noise management plan can incorporate.

It is therefore accepted that the enclosed documentation satisfies requirements listed in the aforementioned conditions to allow for the applied discharge.

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,



Emily Bates
Graduate Planner
On behalf of NJL Consulting

Appendix 1 – Implementation Timeframe (Condition 12)

Proposed Measure	Implementation Timeline
Bat Box designed and made by Green & Blue in the UK	Upon first occupation of the development.
Bird Box designed and made by Green & Blue in the UK	Upon first occupation of the development.
5x Cluster of three lava textured containers from 450 to 250 in size, planted with a selection of exterior plants, species to include Pittosporum, Skimmia and Nandina Domestica, with a bark top dressing	Upon first occupation of the development.
Scattered potted planting on terrace	Upon first occupation of the development.