



Paul Butler Associates

Planning, Development & Heritage Consultants

11 December 2023

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

20.1456

Dear Sir, Madam

Eastern House, 40-42 Princess Street, Manchester; and Langley Buildings 44-46 Princess Street, Manchester, M1 6DE - Applications for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 4 (light impact), 6 (acoustics – plant), and 8 (air quality) as attached to Planning Permission 135200/JO/2022. The consent relates to the interconnected 40-42 Princess Street (Eastern House) and 44-46 Princess Street (Langley Buildings) respectively, which was approved by Manchester City Council on 9 December 2022. The description of development for the planning permission (as varied) stated:

Variation of condition 2 (Specified Plans) attached to planning permission ref. 130099/FO/2021 for internal alterations and repairs together with installation of CCTV

The description of development of planning permission 130099/FO/2021 stated:

Refurbishment and alteration works comprising the reconfiguration of floorplates to provide modern office accommodation at ground to fifth floors, and use of the basement and sub-basement as a gymnasium, the reinstatement of original facade openings, reinstatement of former windows, reinstatement of entrance at Harter Street / Princess Street corner, a fourth floor rooftop extension, modification to roof structure and erection of new plant deck and enclosure, provision of internal service risers, reconfiguration of existing lightwell to facilitate new lift and stair core, external lighting and the provision of an internal cycle store and external bin store.

The following sections set out the conditions where discharge is sought, and identifies the documents which have been submitted in support of the application.

Condition 4 – Light Impact

The condition states:

'a) External lighting shall be installed in accordance with the email from Paul Butler Associates dated 28 July 2021 and the lighting product specification sheets received by the City Council as local planning authority on 6 August 2021 so as to control glare and overspill onto nearby residential properties.

b) Within two months of the installation of external lighting units, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the

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recommendations and requirements in the approved light consultant's report (part a). The report shall undertake post completion testing to confirm that acceptable criteria have been 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 criteria. Any measures required by the report shall be implemented within two months of the installation of external lighting units and shall be maintained for as long as these lighting units are in situ.

The lighting has now been installed in accordance with part (a) of the condition, and an 'External Lighting Report (Ref: C1150 GOW) has been prepared by KEY IS and is submitted in support of the discharge of part (b) of this condition.

Condition 6 – Acoustics Plant

The condition states:

'a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the acoustic report reference 17132-R01-E received by the City Council as local planning authority on 19 April 2022. The scheme as detailed within this approved document shall be implemented in full before the use commences.

b) Within 3 months of the first operation of the scheme, a verification report shall be submitted to and approved in writing by the City Council, as Local Planning Authority, to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.'

Please refer to the enclosed Plant Noise Egress Testing report (Ref: 17132-RO8-A) which has been prepared by Sandy Brown Consultants, and is submitted in support of the discharge of all parts of this condition.

It is noted that thus far, only floors 8, 9, 10 are to be occupied and therefore not all plant is operational or has been assessed. The applicant recognises that further discharge of this condition may therefore be necessary in due course.

Condition 8 – Air Quality

The condition states:

'The development mitigation measures to safeguard local air quality as detailed within the submitted air quality assessment shall be implemented for the duration of the development.

Prior to occupation of the development the agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.'

Please refer to the submitted Air Quality report which has been prepared by Cubic Works. This report sets out the mitigation measures which were contained within the Air Quality Assessment, and details how these were adhered to during the course of the development. Full discharge of this condition is therefore sought.

We trust that the submitted information is sufficient to enable the discharge of each Condition identified. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Don Murphy', with a stylized flourish at the end.

Don Murphy MPLAN MRTPI
Director