



Paul Butler Associates

Planning, Development & Heritage Consultants

18 July 2023

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

FAO Michael Pearson

21.1658

Dear Michael

Freetrade Exchange, 37 Peter St, Manchester M2 5GB - Applications for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 7 (Lighting Impact) and 9 (Plant Acoustics) as attached to Planning Permission (PP) 133119/FO/2022. The consent relates to the Freetrade Exchange building, and was approved by Manchester City Council on 26 July 2022. The description of development for the PP stated:

'Application for full planning permission (including a partial change of use to lower ground floor from Office Use (Class E(g)i) to Public House, Wine Bar, or Drinking Establishment Sui Generis (p)) to include removal of glass canopy above main entrance, alterations to entrances to south (front) elevation, the infill of an enclosed area to the fifth floor to create an additional 37 square metres of office space (Class E(g)i), repainting of modern ground floor feature to western return elevation, replacement of external lighting and removal of redundant lighting, removal of roller shutter door and louvre to vehicle entrance to north (rear) elevation and replacement with glazed entrance and reception, removal of redundant plant, lift overrun to roof level, creation of new plant screen, placement of new plant equipment and PV panels to roof.'

The conditions which are applied to be discharged and the information submitted in support of this is reviewed in further detail below.

Condition 7 – Lighting Impact

Discharge of Condition 7 as attached to the PP is sought. The condition states:

'Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report (Hannan Associates reference 3882-HAN-ZZ-XX-RP-MEP-004 Issue 05 dated 29 April 2022). The report shall also 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.'

Please refer to the External Lighting Statement which has been prepared by Pickering & Molloy Limited, and appended equipment brochures.

Condition 9 – Plant Acoustics

Discharge of Condition 9 as attached to the PP is sought. The condition states:

'Prior to occupation to any part of the development, a verification report will be required to validate that the proposed external plant equipment conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also 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 agreed noise criteria.'

Please refer to the Plant Noise Report which has been completed by CSG Acoustics.

We trust that the submitted documents are sufficient to enable the full discharge of both conditions. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director