

12 June 2023

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

FAO Angela Leckie

Dear Angela

Factory, Manchester – Application for Discharge of Conditions 8, 10, 11, 12, 13, 14, 19, 20 and 21 of Planning Permission Ref: 130034/JO/2021 (as amended)

Please find enclosed a condition discharge application in relation to Factory, Manchester, approved under Planning Permission Ref: 130034/JO/2021 (as amended). The application is submitted by Manchester City Council ('the Applicant').

This application is submitted to discharge conditions 8, 10, 11, 12, 13, 14, 19, 20 and 21, attached to Planning Permission 130034/JO/2021 (as amended).

Planning Permission Reference 130034/JO/2021 (as amended) approved the following description of development:

"Variation of planning condition 2 (approved dwgs) (Changes to comprise: change to the material and appearance of the theatre cladding system; expansion of the picture window, changes to the back-of-house towers (substitution from channel glass to translucent film and use of curtain wall to part elevation), omission of the cladding to the external truck lift and alternative corner protection and amendments to align with submission of information in respect of the detailed design of the public realm ((including changes to facilitate alignment with a prohibition of driving order to part of of Water Street) (application ref no CDN/20/0187)) attached to application ref no 119890/VO/2018 as amended by 121792."

Conditions Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for discharge of conditions 8 (Servicing and Access), 10 (Travel Plan), 11 (Events Management Strategy), 12 (Kitchen Fumes), 13 (Commercial Units Noise), 14 (External Plant), 19 (Site Wide Noise), 20 (Operating Hours) and 21 (Public Realm Management) attached to planning permission 130034/JO/2021 (as amended).

A summary of the condition wording and information submitted is set out under each respective heading below.

Table 1 below confirms the documents submitted in support of this application.

Table 1: Condition, Partial/Full Discharge and Information Submitted

	Condition Wording	Partial or Full Discharge	Documents Submitted
8	Servicing and Access <i>“Prior to first occupation of the development, a servicing and access management plan to be submitted to and agreed by the City Council as local planning authority (and complied with thereafter). The plan is to include:</i> <i>• Details of management and enforcement of the coach parking strategy;</i> <i>• Details of how access to the service road would be designed so that HGVs do not over run the pavement (and including banksmen to aid manoeuvres);</i> <i>• Details of refuse collection through the APRN bollards (from Grape St, accessed via Water St); and,</i> <i>• Schedule of loading and unloading locations and times, including servicing to take place outside of peak hours and during non-event hours to reduce congestion on the adopted highway.”</i>	Full Discharge	○ Vehicle Movements Plan prepared by Factory International ○ 4no. Supporting Plans prepared by Manchester City Council 1. 210385T/TRO/002 RevA 2. 210385T/TRO/001-Proposed RevA 3. MF-BHE-XX-XX-DR-C-01-0381-P05 4. MF-BHE-XX-XX-DR-C-01-0382-P05 ○ Travel Plan Addendum prepared by Factory International ○ Events Management Strategy prepared by Factory International (<u>Section 7.31.3 and 7.31.5</u>)
10	Travel Plan <i>“The development must be implemented in accordance with the Travel Plan prepared by Vectos dated June 2018 (as approved in Planning Decision Notice Ref. CDN/17/0423).</i> <i>Within 6 months of the first use of the development:</i> <i>• a revised Travel Plan to be submitted to and approved in writing by the city council as local planning authority;</i>	Partial Discharge	○ Travel Plan Addendum prepared by Factory international ○ Original Travel Plan prepared by Vectos

Condition Wording	Partial or Full Discharge	Documents Submitted
taking into account the information about travel patterns referred to at point (b) above. The approved Travel Plan must be implemented in full at all times when the development is in use. The results of the monitoring and reviewing process must be submitted in writing to the local planning authority. Any measures identified to improve effectiveness to be adopted /implemented."		
11 Events Management Strategy "The Event Management Strategy (prepared by Deloitte) is to be updated and submitted to the city council as local planning authority for approval in writing. To strategy is to include all of the details required in condition 10, as well as: - details of operational hours; - event schedules, including the number and types of event being held and the timings of these events; - details of how events will involve, include and engage with the Manchester Community including older age groups; - dispersal routes; - how conflicts with other venues will be managed; - the agreed approach to servicing hours and servicing within the public realm. The development must be operated in accordance with the approved strategy at all times."	Full Discharge	- Events Management Strategy prepared by Factory International (Section 2.2.2-2.2.4, 2.3, 7.4, 7.12, 7.22, 5.6, 7.31.5, and 7.34) - Travel Plan Addendum prepared by Factory international - Vehicle Movements Plan prepared by Factory International
12 Kitchen Fumes, Vapour and Odours "Should kitchens be installed, fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted for each unit and approved in writing by the City Council as local planning authority before the use commences. Any works approved shall be implemented before the use commences and shall be retained thereafter. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties."	Full Discharge	- Technical and Operations Manual prepared by Purified Air - Proposed Riser and Roof Mounted Plant prepared by Catering Projects Ltd - DW172 Compliance Calculations prepared by Massingham Associates

Condition Wording		Partial or Full Discharge	Documents Submitted
			- Design Note prepared by BDP (dated 9th June 2023) - Maintenance Note prepared by Factory International (dated 8th June 2023)
13	Noise Break Out (Commercial Units) <i>“If the ground floor commercial units are to be used for A3 or A4 Use Classes, they shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences and should consider the impact of the use of the ground floor commercial units in relation the other noise sensitive locations including the office space above.</i> <i>The proposed scheme should be designed so that low frequency sound emission within any dwelling does not exceed 47dBLeq in the 63Hz octave frequency band and 41dBLeq in the 125Hz band.”</i>	Full Discharge	- Events Management Strategy prepared by Factory International (<u>Section 7.22 and 7.22.4</u>) - Interim Noise Report - Noise Testing Document prepared by Level (dated 15th December 2021) - Glazing Specification Details 1. MF-PRA-WH-XX-TS-X-30-0035-C01 2. MF-PRA-WH-XX-TS-X-30-0036-C01
14	Ancillary Plant and Equipment - Noise Verification <i>“Externally mounted ancillary plant and equipment shall comply with the targets and recommendations within the Level Acoustic report titled Acoustic Study Noise Emission, reference LA.190505.R02 (MF-LAV-XX-XX-RP-YA-01-0039, T06, Revision 3 Dated 24th January 2022 along with the clarifications provided in the Factory Plant meeting note dated 14th July 2022 (Approved Acoustic Scheme).</i> <i>Prior to the ancillary plant and equipment being brought into use 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 recommendations and requirements in the approved acoustic scheme. The report shall also undertake post completion testing to confirm that the noise criteria have been met and any non compliance suitably mitigated in accordance with an agreed scheme prior to the units</i>	Full Discharge	- Interim Noise Report - Noise Testing Document prepared by Level (dated 15th December 2021)

Condition Wording		Partial or Full Discharge	Documents Submitted
	<i>becoming operational. The approved scheme shall remain operational thereafter."</i>		
19	Noise Levels - Verification <i>"The consent hereby granted shall be operated at the noise levels specified and sound insulation implemented to perform in accordance with the Event Noise Emission calculation prepared by Level Acoustics and Vibration dated October 2017 found within appendix 9.4 of the EIS as amended by the Level Acoustic report titled Acoustic Study Noise Emission reference LA.190505.R02 (MF-LAV-XX-XX-RP-YA-01-0039, T06, Revision 3 Dated 24th January 2022 and the Level Acoustics "Acoustic Commissioning Test Proposals" dated 9th July 2021 reference MF-LAV-XX-XX-RP-YA-01-0041-T01</i> <i>The approved noise insulation scheme shall be completed before use of the development commences.</i> <i>Prior to occupation a post completion report (final noise assessment validation testing requirements as outlined in the above reports) to verify that when operating at the approved noise levels, the approved mitigation measures comply with the approved sound insulation standards above, shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation."</i>	Full Discharge	- Events Management Strategy prepared by Factory International (Section 7.22) - Interim Noise Report - Noise Testing Document prepared by Level (dated 15th December 2021)
20	Operating Hours <i>"Prior to commencement, details of the proposed operating hours for each use to be submitted to the city council as local planning authority for approval in writing.</i> <i>The uses must not be operated outside of the approved hours"</i>	Full Discharge	Events Management Strategy prepared by Factory International (Section 2.2.2, 7.4, and 7.12)
21	Public Realm Management <i>"Prior to first use of the public realm, full details of a maintenance strategy to be submitted to the city council as local planning authority for approval in writing.</i> <i>The strategy is to include details of:</i> <i>who will be responsible for the ongoing maintenance of surfaces, lighting, street furniture, drainage, planting and litter collection; and</i> <i>details of where maintenance vehicles would park.</i> <i>The approved strategy must then be in operation for perpetuity."</i>	Full Discharge	- St John Estate Handbook prepared by All+ Management - Events Management Strategy prepared by Factory International (Section 7.31.5) - Vehicle Movements Plan prepared by Factory International - Covering Note prepared by Factory International.

Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12161890.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of conditions 8, 10, 11, 12, 13, 14, 19, 20 and 21 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is contained within a thin black rectangular border.

For Deloitte LLP

Encl.