



Paul Butler Associates

Planning, Development & Heritage Consultants

27 February 2023

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

20.1446

Dear Julie

14 Brazenose Street (Union Building), Manchester, M2 6LW
Application to Discharge Conditions

On behalf of our client Bruntwood Estates Limited, please find enclosed an application for the discharge of condition 4 and 5 of Planning Permission 129272. This application was approved on 12 August 2021, with the description of development stating:

'Expansion of existing restaurant bar unit incorporating enclosed car parking area and part of colonnade (Use Class E), expansion of office use into mezzanine space (Use Class E) and expansion of the mezzanine floor into the colonnade; associated external alterations, creation of ground level plant enclosure to rear; and reconfigurations works to car park including creation of bin store area and installation of EVC points'.

Discharge of Condition 4 is sought. The condition states:

4) Noise - external equipment insulation a) Externally mounted ancillary plant, equipment and servicing 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.

b) Prior to occupation of the development 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 report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

'No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development, including all replacement windows and doors, along with jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority.'

In support of the discharge of this condition, please find enclosed a Noise Assessment which has been prepared by dBx Acoustics Ltd. The Assessment aims to satisfy both parts of the condition.

Discharge of Condition 5 is also sought. The condition states:

5) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

b) Prior to commencement of the use hereby permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented. 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.

In support of the discharge of this condition, and in respect of part (a), please find enclosed:

- Air Conditioning and Ventilation Services Plan (Ref: C650/1) Rev C.
- Kitchen Canopy Flow Rate Thermal Convection Table.
- Technical Data Sheet (Project Code BB-4229-1).

In respect of part (b) we can confirm that the ventilation scheme has been implemented. The external flue terminates in excess of 1m above eaves level. Please note that whilst there are windows within the mansard roof, these are unopenable.

The application fee of £116 has been paid via the planning portal. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely



Don Murphy MPLAN MRTPI
Director