



Paul Butler Associates

Planning, Development & Heritage Consultants

14 April 2023

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

21.1549

92-96 Deansgate – Condition Discharge Application

On behalf of our client Conway Estates Ltd, we are pleased to submit an application for the discharge of Conditions 5 and 6 as attached to Planning Permission 130403/FO/2021 which was approved on 21 December 2021. The description of development for the approval is as follows:

'External works including replacement of existing entrance door, erection of lantern above door, reconfiguration of existing plant and installation of additional plant, and installation of metal access staircase within lightwell.'

The sections below review the conditions for which discharge is sought, and sets out the documents and information submitted in support.

Condition 5 – Noise Ingress to Scheme

Further to an email sent from PBA to Emily Booth (MCC Planning Department) on 3 February 2023 querying the attachment of Condition 5 to the Decision Notice, Emily Booth responded on 15 February 2023 noting:

'It doesn't look to me like both Condition 5 and 6 of 130403/FO/2021 needed to be applied to the decision and only Condition 6 was needed. You can as you suggest just apply to discharge both conditions with one report or submit an application to deal with this.'

We therefore request that this condition is discharged as matter of course, and that the Environmental Health Officer is informed that its requirements do not need to be considered.

Condition 6 – Noise Ingress to Scheme

Condition 6 states:

'a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the recommendations in the 'Noise survey and plant noise egress assessment ref. 21184-R01-C' dated 2 December 2021. The measures shall be implemented in full prior to first use of the development.'

b) Prior to first use of the equipment, 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 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 submitted *Plant noise measurements and egress assessment* which has been prepared by Sandy Brown Consultants, and is submitted in support of the full discharge of this condition.

If you require anything further in the meantime please let me know.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Don Murphy". The signature is fluid and cursive, with a large initial "D" and a stylized "M".

Don Murphy MPLAN MRTPI
Director