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19th April 2023

Submitted via the Planning Portal PP-12058138

Dear Sir / Madam,

CITY TOWER, PICCADILLY PLAZA

Please find enclosed a Discharge of Conditions Application submitted to Manchester City Council (MCC) by CBRE Limited, on behalf of City Tower Unit Trust. Approval is sought for details reserved by Condition 3 (Materials) and part of Condition 4 (External Servicing), associated with City Tower, Piccadilly Plaza, Manchester.

BACKGROUND

Planning permission was secured on the 28th February 2023 (134910/FO/2022) for the installation of glazed louvres to the 8th and 9th floors on the north-west and south-east elevations of City Tower together with replacement louvres to other floors.

APPLICATION DETAILS

This planning application is to approve details reserved by Condition 3 and partially discharge Part A of Condition 4 associated with planning permission 134910/FO/2022.

Condition 3 (Materials)

'Prior to the installation of the louvres to the 8th and 9th floor (as shown in red on drawings 907 - 608 - 8 Rev P5 and 907 - 608 - 6 Rev P5 received by the City Council, as Local Planning Authority, on the 27 February 2023), a material sample of the glazed louvre (including fixtures and fitting), as indicated on the glazed louvres specification drawing received by the City Council, as Local Planning Authority, on the 9 February 2023 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved material specification shall be implemented.'

Condition 4 (External Servicing) – Part A

'Prior to the first use of the floor space associated with the 8th and 9th floor, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted 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 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.'

Details of the glazed louvres to be installed are provided within 'Datasheet GG over lapping BT50 Product Specification Brochure' attached to this application. Samples of the glazed louvres to be installed are available to view on site and a site visit to view these materials will be arranged with the case officer to discharge Condition 3.

The permission is for the provision of non-mechanical external glazed louvres, and therefore there is no externally mounted plant equipment to be installed. The specification of the glazed louvres to be installed is included within the document 'Datasheet GG over lapping BT50 Product Specification Brochure'.

The internal ventilation scheme for the building also consists of internal ducting and aluminium louvres, which are not visible from the exterior of the building and will provide additional noise reduction properties. The noise testing of the internal aluminium louvres is included within the document 'Gilberts WH Series Louvres Noise'. These noise levels will be further reduced by the additional exterior glazed louvres. Therefore, it is considered that the scheme will achieve the required noise rating levels set out in Condition 4.

APPLICATION SUBMISSION

This application comprises the following:

- Planning application form, notices, and certificates;
- GG over lapping BT50 (ref: GG O/L BT50) Product Specification Brochure;
- Gilberts WH Series Louvres Noise; and
- This Covering Letter (CBRE).

I trust that the information submitted with this application is appropriate and that the condition can be subsequently discharged. However, if there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours sincerely,

LAURA HUGHES
ASSISTANT PLANNER – PLANNING & DEVELOPMENT