



Paul Butler Associates

Planning, Development & Heritage Consultants

25 November 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

Ljr181203/tf08

FAO Jennifer Atkinson

Dear Mrs Roscoe,

**Land bounded by Thompson Street, Mason Street, Bendix Street and Rochdale Road, Manchester
Application for Approval of Details Reserved by Condition attached to Application 123371/JO/2019 for
variation of conditions 2 (specified plans) and 5 (drainage strategy) attached to planning permission
referenced 118120/FO/2017 to allow changes to the drainage strategy**

On behalf of our client Beech Holdings, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. As part of this application we are applying to discharge condition 33 attached to application 123371/JO/2019 which was approved by Manchester City Council on 1 May 2020.

The scheme is progressing to completion and we are therefore keen to progress the discharge of the below condition as soon as possible.

Condition 33 'TV Reception Study' states:

Notwithstanding the TV reception survey, stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017, within one month of the practical completion of the development or before the residential element of the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Response: Please find attached a TV Reception Survey Report prepared by SCS Technologies Ltd (Ref: TBAER024, 21st November 2022). The report confirms that there has not been any major widescale impact to television reception caused by the new development and that the post signal levels although lower in signal strength to the pre-existing signal levels are still acceptable to receive reception at most test locations.

The condition discharge application fee (£116) will be paid during submission of the application via the planning portal.

We trust that the information submitted will enable the discharge of the above condition. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

Tom Flanagan MTCP MRTPI

Director

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