

23 August 2022

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

Dear David,

Manchester Goods Yard, St John's, Manchester - Application for Discharge of Conditions 11 and 21 and Partial Discharge of Condition 47 for Planning Permission Reference 131318/JO/2021

Please find enclosed a Condition Discharge application submitted by Manchester Quays (MGY) Developments Limited, for the Discharge of Conditions 11 and 21, and Partial Discharge of Condition 47 attached to Planning Permission 131318/JO/2021, relating to the Manchester Goods Yard ('MGY') development in Manchester City Centre.

The original planning permission has been subjected to a minor material amendment (S.73 – variation of condition) application with the following description of development:

"Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans."

For clarity on the extent of the approval, the original Planning Permission Reference 121511/FO/2018 to which this S.73 application relates approved the following description of development:

"Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

The original application was granted permission on 14 December 2018. Broadly, the revised proposals are consistent with the original approval in terms of use and appearance.

The remainder of this letter sets out the condition wording and information submitted in order to discharge the conditions against application reference 131318/JO/2021.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

Condition 11 – Signage Strategy

Condition 11 is worded as follows:

“Before first occupation of any phase of the development, a signage design strategy for that phase of the development shall be submitted to and approved in writing by the City Council as local planning authority.”

To provide the details requested by Condition 11, Allied London have prepared a Signage Strategy that identifies details of the siting, scale, and style of letting for proposed signage, including how they will be illuminated.

Separate advertisement consent will be submitted to and agreed in writing with the Local Planning Authority prior to the installation of signage on individual commercial units.

Based on the information submitted, Condition 11 should be fully discharged against planning permission 131318/JO/2021.

Condition 21 – External Plant Scheme

Condition 21 is worded as follows:

“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. The scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation in order to secure a reduction in the level of noise emanating from the site.”

In order to provide the details requested by Condition 21, Sandy Brown have prepared a scheme for the treatment of external plant at Manchester Goods Yard. As part of developing this scheme, Sandy Brown have assessed the noise egress associated with the building plant.

In summary, the plant noise egress is predicted to be L_{Aeq} 38 dB at the nearest noise sensitive receptor. The proposed items of plant will operate during the daytime (07:00-23:00) but will not operate during the night-time (23:00-07:00).

As such, the predicted level of plant noise egress, based on the measurements undertaken, complies with the plant noise egress limits set in line with the Manchester City Council criteria.

On the basis of the above information, Condition 21 should be fully discharged against planning permission 131318/JO/2021.

Condition 47 – BREEAM

Condition 47 is worded as follows:

“The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of ‘very good’. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority prior to occupancy of each part of the development, or within a timescale to be agreed in writing by the City Council as local planning authority.”

In order to provide the details requested by Condition 47 and partially discharge the condition, CWC have confirmed the following targets for BREEAM at Manchester Goods Yard:

- The target score for the office element is 71.58%, which is an 'Excellent' rating.
- The target score for the retail/commercial elements is 65%, which is a 'Very Good' rating.

CWC are targeting a submission of all required evidence of compliance with the above targets to the BRE during September 2022 when lighting details proposed have been installed on site. It is anticipated that the BREEAM target scores set out above will therefore be awarded by February 2023.

On this basis, we propose that Condition 47 is partially discharged to allow for occupation based on the target scores set out above. Full discharge of the condition will be applied for when the BREAAAM Post-Construction Certificate is submitted within the indicated timescales set out above (i.e. within 6 months of occupation).

Summary

In addition to the information submitted as a specific requirement for the above conditions, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to fully discharge Conditions 11, 21 and partially discharge Condition 47.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-11494678).

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

Deloitte LLP

Enc:

- **Signage Strategy prepared by Allied London**
- **Plant Noise Egress Assessment Prepared by Sandy Brown**