



Paul Butler Associates

Planning, Development & Heritage Consultants

21 October 2022

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

Ljr181203/tf06

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 36 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 36 'Mechanical Ventilation with Nitrogen Oxide Filter' states:

Notwithstanding the ventilation strategy stamped as received by the City Council, as Local Planning Authority, prior to the first occupation of the residential element of the scheme hereby approved a scheme for mechanical ventilation with Nitrogen Oxide Filter for all apartments on floors 1 to 6 on the Rochdale Road façade shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential accommodation and thereafter retained and maintained.

Response: Please find attached drawing EC2016-BGL-ZZ-DR-M-003 P01 'Ventilation Layout Levels 01-06' which identifies the various ventilation equipment associated with the proposals, including the inline carbon filter. A specification for the filter has also been provided to enable discharge of this condition.

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