

Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Jones Lang LaSalle Ltd
Landmark 1 Oxford Street Manchester M1 4PB
+44 (0)161 828 6440

jll.co.uk

Our ref 101 Princess Street

8th July 2022

Dear Sir/Madam

PP-11386040
101 Princess Street, Manchester
Approval of Details Reserved by Condition 3b of 129765/FO/2021

I write on behalf of our client Standard Life Investments Property Holdings Limited c/o abrdn, the owner of 101 Princess Street in relation to a condition attached to Full Planning Permission ref: 129765/FO/2021 issued by Manchester City Council on 4th August 2021. The consent included a number of conditions which require the submission of further information.

The permission, along with an associated application for Listed Building Consent (129766/LO/2021) approved fit out works to the 3rd and 4th floors of 101 Princess Street along with external plant at the 5th floor of the building.

Information relating to Conditions 4 and 5 of permission 129765/FO/2021 were approved by the Council on 11th February 2022 (ref: CDN/21/0743).

Condition 3b of 129765/FO/2021 states:

3b) Prior to first operation of the equipment hereby approved, 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 works 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.

To this end, Spectrum Acoustic Consultants was commissioned to undertake a verification report to validate the noise assessment submitted in support of the original application. This report has been submitted in support of this application and confirms the work undertaken in the original consent.

The Council will be aware that a separate planning permission and Listed Building Consent relating to the fit out of the 5th floor and reception area of 101 Princess Street (refs: 132395/LO/2021 and 132394/FO/2021). The approved works included a further external condenser on the 5th floor of the building. Permission 132394/FO/2021 also includes a condition requiring the submission of a noise verification report (Condition 3). As such, the verification report considers the approved plant together cumulative in order to provide a robust assessment.

An application to discharge Condition 3 of 132394/FO/2021 has been submitted separately.

Conclusion

Condition 3b of the Planning Permission ref:129765/FO/2021 requires the submission of a verification noise report be prepared and submitted in advance of the first operation of the equipment. The required verification report is submitted as part of this application.

I trust this information is sufficient to approve this application. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads "R. Robinson".

Tom Robinson

Direct line 0161 828 6437

Mobile 07841 860930

tom.robinson@eu.jll.com