

28 June 2022
L220628 SAV Cover- 58-60 King Street Letter



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SUBMITTED VIA PLANNING PORTAL: PP-11359993

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITIONS 3,4,5,6,7 AND 8 OF PRIOR APPROVAL:
122835/P30PA/2019
58-60 KING STREET, MANCHESTER, M2 4ND
STRATHCLYDE PENSION FUND C/O DTZ INVESTORS**

Introduction

We write on behalf of our client, Strathclyde Pension Fund c/o DTZ Investors, to apply to discharge Conditions 3,4,5,6,7 and 8 of Prior Approval: 122835/P30PA/2019.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms and certificates;
- Prior Approval reference: 122835/P30PA/2019;
- Site Location Plan;
- Acoustic Report, prepared by Sandy Brown;
- Delivery and Servicing Management Plan, prepared by Caneparo Associates;
- Air Quality Assessment, prepared by BWB Consulting;
- Travel Information Pack, prepared by Caneparo Associates;
- Construction Management Plan, prepared by Caneparo Associates;
- Drawing ref: 11702-AEW-XX-B1-DR-A-0527 Rev P02 – 'Proposed Cycle Parking'; and
- Transport Statement, prepared by Caneparo Associates.

The application has been submitted electronically via the Planning Portal website (**PP-11359993**). The relevant application fee of £116.00 has also been made electronically.

Relevant Planning History

58-60 and 64-66 King Street

On 8 May 2015, notice of Prior Approval was granted to change the use at 58-60 King Street and 64-66 King Street in Manchester, from office (Class B1a) to residential (Class C3) under Class O of the General Permitted Development Order 2015 (as amended) ('GDPO') (Refs: 108350/P3JPA/2015/C1 and 108351/P3JPA/2015/CQ) (the '**2015 Prior Approvals**').

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The 2015 Prior Approvals expired on 8 May 2018.

As a result, the 2015 Prior Approvals were 'refreshed' and on 23 April 2019, notice of Prior Approval was granted for the change of use from office (Class B1a) to residential (Class C3) under Class O of the GDPO (Refs: 122835/P3OPA/2019 and 122836/P3OPA/2019) (the '**2019 Permissions**').

On 2 November 2020, Non-Material Amendments (NMA) were granted to amend the number and type of apartments approved under the 2019 Permissions (Refs: 128211/NMC/2020 and 128116/NMC/2020) (the '**2020 NMAs**').

On 2 February 2021, NMAs were granted to allow the re-wording of Condition 1 of the 2019 Permissions to allow additional time to 'complete' the development as a result of the Covid19 Pandemic (Refs: 129049/NMC/2021 and 129050/NMC/2021) (the '**2021 NMAs**').

On 7th January 2022, planning permission was granted for the conversion of the upper floors of 62 King Street to 7 no. apartments with external alterations to 58-66 King Street, and associated works (Ref: 129850/FO/2021) (the '**2022 Permission**').

The 2019 Permissions were granted subject to a total of 8 conditions. This application seeks to discharge Conditions 3-8, such that development can commence.

Below we summarise the requirements of the conditions and provide the relevant technical information to satisfy the Local Planning Authority ('LPA').

Condition 3- Acoustic Report

Condition 3 of the 2019 Permission states:

Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from commercial premises located on King Street, Cross Street, Four Yards, St James' Square and South King Street shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Noise survey data must include measurements taken at all times to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB L_{Amax,F} by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Upon completion of the development and before the residential use becomes operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This shall include monitoring in the completed flats to confirm the internal levels are being achieved (including the 63 and 125 Hz octave bands). This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

In accordance with the requirements of part 1 of Condition 3, we enclose an Acoustic Report prepared by Sandy Brown.

We trust that the details included in the submitted Acoustic Report are acceptable to the LPA and request written confirmation that Condition 3 has been formally discharged.

Condition 4- Construction Management Plan

Condition 4 of the 2019 Permission states:

Prior to the commencement of the development, including demolition works a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; - A Community Consultation Strategy; - Display of an emergency contact number; - Details of Wheel Washing; - Noise and vibration and dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards; - An air quality assessment; - Compound locations where relevant; - Location, removal and recycling of waste; - Parking of construction vehicles and staff; - Sheet piling over of construction vehicles; - A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site. The construction and demolition works shall be carried out in accordance with the approved construction management plan.

In accordance with the requirements of Condition 4, we enclose a Construction Management Plan ('CMP') prepared by Caneparo Associates.

We trust that the detail included in the submitted CMP is acceptable to the LPA and request written confirmation that Condition 4 has been formally discharged.

Condition 5- Scheme for Needs of Future Residents with a Car

Condition 5 of the 2019 Permission states:

Prior to first occupation a scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs, which shall include details of the arrangements to be put in place and shall also identify the parties who will be responsible for managing the scheme, shall be submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied.

In accordance with the requirements of Condition 5, we enclose a Transport Statement prepared by Caneparo Associates, along with a Travel Information Pack (also submitted in support of Condition 7). The Transport Statement, which includes detail of a scheme that will provide for the needs of future residents who may have a car, was approved as part of the 2022 Permission and therefore has already been approved by the Council. The Transport Statement is provided for completeness, such that Condition 5 can be formally discharged.

We trust that the detail included in the submitted Transport Statement and Travel Information Pack is acceptable to the LPA and request written confirmation that Condition 5 can be formally discharged.

Condition 6- Cycle Parking

Condition 6 of the 2019 Permission states as follows:

No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Full detail of cycle parking was provided on the plans approved as part of the 2022 Permission. This condition has therefore already been approved. For completeness, drawing ref: 11702-AEW-XX-B1-DR-A-0527 Rev P02 – ‘Proposed Cycle Parking’ is enclosed as part of this submission, which provides full detail of the cycle parking provision.

We trust that the detail included on the submitted plan is acceptable to the LPA and request written confirmation that Condition 6 can be formally discharged.

Condition 7 – Travel Information Pack

Condition 7 of the 2019 Permission states:

Before the development hereby approved is first occupied full details of a Travel Pack, which shall be provided by the sites management company to all residents of the building shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Pack means a document which includes information regarding access to sustainable modes of travel, including walking/cycling routes to nearby transport hubs, access to cycle parking, access to car club schemes and all other sustainable modes of transport that are available and measures to be put in place for the updating of the information. Any Travel Pack which has been approved by the City Council as local planning authority shall be provided to all new residents upon occupation of the apartments for as long as the development hereby approved is in use

In accordance with the requirements of Condition 7, we enclose a Travel Information Pack, prepared by Caneparo Associates.

We trust that the details included in the submitted Travel Information Pack are acceptable to the LPA and request written confirmation that Condition 7 has been formally discharged.

Condition 8 – Servicing Strategy

Condition 8 of the 2019 Permission states:

Before the use hereby approved commences, a strategy for the servicing of the development to ensure no obstruction of the adjacent highways, including swept path analysis to demonstrate that a refuse vehicle can safely access/egress the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved strategy shall be complied with for the duration of the use.

In accordance with the requirements of Condition 8, we enclose a Delivery and Servicing Management Plan (‘DSMP’), prepared by Caneparo Associates.

We trust that the details included in the submitted DSMP is acceptable to the LPA and request written confirmation that Condition 8 has been formally discharged.

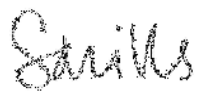
Summary and Conclusion

This application seeks approval for matters reserved by Conditions 3,4,5,6,7 and 8 of Prior Approval: 122835/P30PA/2019.

The documents submitted in support of this application provide all the necessary information required by the LPA. It follows that the conditions can be formally discharged such that development can commence.

We will endeavour to contact you within the next couple of days to ascertain the Council’s timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in black ink, which appears to read "Savills", written in a cursive, stylized script.

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