

Our Ref: 2022-020
Your Ref: PP-14538922

Planning and Regeneration
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

3rd December 2025

Dear Sir/Madam,

Re: 58 Mosley Street, Manchester, M2 3HZ
Application to Discharge Conditions 7 and 11 and Partially Discharge Condition 13 of Planning
Permission Ref: 135988/FO/2023

We write on behalf of our Client, M&G Mosley Limited, with an application for the full discharge of planning conditions 7 and 11 and partially discharge condition 13 of planning permission ref. 135988/FO/2023 at 58 Mosley Street, Manchester.

The application is supported by the following documents:

Related to	Document
Condition 7 (Highways)	Engineering drawings
	Remittance to payments made for the paving, kerbing and parking bays
	Certificate of completion of works
Condition 11 (Signage Strategy)	Signage – Totem
	Photographic Evidence
	As built images – PDF
	Design and Access Statement Canopy Appendix
Condition 13 (Noise)	Technical Discharge Letter

This supporting cover letter, documents and requisite application form have been submitted online via the Planning Portal under reference **PP-14538922** and the requisite application fee has been paid online.

Background

Planning permission was granted on 6th November 2023 ref.135988/FO/2023 This related to the following works:

'Refurbishment of existing office building to comprise elevational alterations, a single storey rooftop extension with external roof terrace (Use Class E), installation of photovoltaic panels and works to extend the pavement of Booth Street and install street furniture.'

More recently, the non-material amendment application reference 38925/NMC/2023 was submitted to Manchester City Council. The proposed non-material amendment sought to a) substitute plans referenced in Condition 2 of the aforementioned consent, b) amend the wording of Conditions 10, 12, and 21. This was required to correct inaccuracies and remove reference to measures which are unsuitable for the development. The application secured approval by the Council on 22nd January 2024.

Condition 7 states;

Prior to the use of the development and notwithstanding the information hereby approved, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

- a) The widening of the Booth Street footway.*
- b) The planters.*
- c) Footway surfacing and resurfacing - final details including samples and specifications of the materials, including natural stone or other high-quality materials to be used in the repair or improvement of the affected footpaths and for the areas between the pavement and the line of the proposed building on all site boundaries. The details shall also include jointing and fixing details, details of planting species and soft landscaping design, details of the inclusion of age friendly measures, submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle and strategy for quality control management and maintenance.*
- d) The Traffic Regulation Order amendments.*
- e) The relocation, replacement or settlement of the 3no. Pay and Display car parking bays to be removed.*

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted, or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

In order to satisfy the full discharge of this Condition, the following information is enclosed with this submission:

- Remittance to confirm payments made for the paving, kerbing and parking bays
- Engineering drawings
- TRO
- Certificate of completion

This information is submitted to ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Condition 11 states;

'Before first occupation of the development hereby approved a signage strategy shall be submitted to and agreed in writing by the City Council as local planning authority. All signage displayed at the property shall accord with the approved details.'

The following documents are submitted to support the full discharge of this Condition:

- Signage Totem prepared by Artworks
- Photographic Evidence taken by JMA / Ask
- As built images – PDF prepared by MA Architects
- Design and Access Statement Canopy Appendix (ref. 7002-JMA-XX-XX-RP-0006-P03)

This condition has previously been refused by MCC on the basis that that Condition 11 is not discharged because it does not relate to all building signage and does not include shop signage which should be restricted to internal fascia level signage, does not require clear views through the glazing and does not restrict the thickness of any projecting signs to 30mm and does not show locations where these could be installed.

However, as explicitly set out in the description of development, the application and its associated conditions relate to the building at 58 Mosley Street which is a 7-storey building that is currently in use as offices (Use Class E) and not the ground level units that are not associated with the office space. It is not required as part of this application to provide signage information relating the spaces along Mosley Street.

As per the submitted information pack, the signage is detailed for the office element and is of high-quality design and in keeping with the surrounding area. As such, the proposal aligns with character and appearance of the area and is in accordance with policies SP1 and DM1 of the Core Strategy.

Condition 13 states;

- a) *'Prior to the commencement of the construction of the rooftop extension hereby approved, a scheme shall be submitted to limit the breakout of noise from the use hereby approved in accordance a noise study of the premises and a scheme of acoustic treatment, including measurements that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall then be implemented in full before the use hereby approved commences.'*

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken 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 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.'

Part (a) of Condition 13 has been discharged under application reference CDN/23/0877 provided that the noise levels at the development comply with the mitigation measures provided within Discharge Letter prepared by Hann Tucker, which was submitted to the Council for consideration.

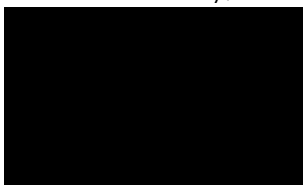
To support the discharge of Part (b), Hann Tucker have prepared a Verification Report. The intention of the Report is to present measured results of the completed scheme with a direct comparison against noise limits set out in the assessment submitted as part of 13(a). The Report confirms that the measured results fall within the criteria discussed in "30387-PTM-2-Rev2-WR Condition 13b Discharge Letter", and on this basis, satisfies the requirement of Condition 13(b).

Summary and Closing

In view of the above, it is accepted that the enclosed documentation satisfies requirements listed in the aforementioned conditions to allow for the applied discharge.

We trust you have sufficient information to validate this application and allocate it to an officer. If you require anything further, please don't hesitate to contact me.

Yours sincerely,



Victoria Coleman
Senior Planner
On behalf of NJL Consulting