Paul Butler Associates
Planning, Development & Heritage Consultants

20 May 2026

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

24.2097

Dear Michael

Discharge of Condition attached to Planning Permission for Roof Plant

Please find enclosed an application for the discharge of Condition 3 (External Plant) as attached to Planning Permission 144758/FO/2025. The consent relates to a unit of plant to serve the third floor of the Freetrade Exchange building, and was approved by Manchester City Council on 23 January 2026. The description of development stated:

> *'Installation of 1no. roof mounted air conditioning unit.'*

Condition 3 states:

> *'3) a) Externally mounted plant shall be installed in accordance with the submitted noise survey and plant noise egress assessment (Prepared by Sandy Brwon; Report No. 026824-R01-A; Dated 10/12/2025; Received 12/12/2025).*
>
> *b) Prior to the first operation of the plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.*
>
> *c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the approved plant can commence.'*

In support of the discharge of this condition, please find enclosed a Plant Commissioning and Assessment report which has been prepared by Sandy Brown (Ref: 026824-R02-A, dated 19 May 2026).

We trust that this information is sufficient to enable the full discharge of this condition. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

[redacted]

Don Murphy MPLAN MRTPI
Director

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