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7th February 2022

FAO Angela Leckie
City Centre Planning Team
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532
Manchester
M60 2LA

Dear Angela,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 12 (ACOUSTIC) OF PLANNING CONSENT
REF: 120149/FO/2018
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ**

Please find enclosed a planning application to discharge condition 12 (Acoustic Strategy) of planning consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Property Ltd, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP- 11005453)

CONDITION 12 (ACOUSTIC)

Condition 12 states:

"Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads 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. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy."

The following documents are submitted in support of the discharge of this condition:

- TM59- Overheating Assessment Ducie Street Residential Development (ref: 4013-Ducie St TM59 Design Note – (DN001)Ref: 4013-XX-OA-RP-001, 28/1/22), prepared by Kings Associates;
- Ventilation Strategy Report (ref: 4013-KIN-XX-VS-RP-001 Ventilation Strategy Report - REV P1), prepared by Kings Associates;
- Noise Impact Assessment, ref: 25369/NIA1, 25/4/18, prepared by Han Tucker
- Proposed Section 01 - Acoustic Glazing Rating, (Ref: P21-110), 4/2/22
- Proposed Elevation 01 & 02 - Acoustic Glazing Rating, (Ref: P21-110), 4/2/22
- Proposed Elevation 03 & 04 - Acoustic Glazing Rating (Ref: P21-110), 4/2/22

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



Diane Ellis
Associate Director