

FAO: Jennifer Atkinson
3rd February 2022

Dear Jennifer,

Blossom Street, Manchester

Application for Discharge of Condition - Planning Permission Reference: 122786/FO/2019

Please find enclosed an application for the discharge of Condition 7 attached to Planning Permission ref: 122786/FO/2019 granted 17th September 2019.

The Planning Permission relates to the enlargement of the Ground and Mezzanine Floors of Block A within the residential-led development at the land bounded by Great Ancoats Street, Henry Street, Gun Street and Blossom Street.

The Applicant is Mulbury Homes (Blossom Street) Ltd.

For clarity, the description of development for proposals are as follows:

“Reconfiguration, enlargement and use of ground and Mezzanine floor of Block A of the Blossom Street development to enable use as A1, A2, A3, B1 and D2 (gym only) following removal of car parking and other associated works”

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.
- Fee of £116.00 + £25

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

We trust that this meets your agreement, and please note Table 1 on the following page.

Yours sincerely,

Nick Legget
Development Director



Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 4.

Table 1: Conditions 7 Submission Documents

Condition Wording	Submission Document(s)
Condition 7 a) Notwithstanding noise impact assessment prepared by DBX acoustics and design and access statement stamped as received by the City Council, as Local Planning Authority, on the 25 February 2019, the updated noise assessment stamped as received by the City Council, as Local Planning Authority, on the 1 July 2019 and the updated noise assessment stamped as received by the City Council, as Local Planning Authority, on the 1 August 2019, in the event commercial unit 1, as indicated on drawings 0276_03_400 Rev D and 0276_03_410 Rev A stamped as received by the City Council, as Local Planning Authority, on the 25 February 2019, is occupied by D2 'gym' use, details of how the unit will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment including details of the specification of the flooring. For the avoidance of doubt, where entertainment noise is proposed the Laeq (entertainment noise) shall be controlled to 10 db below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location. b) The approved scheme shall be implemented and prior to the first use of commercial unit 1 as a gym, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met which includes testing with free weights and measuring the resultant noise within the upper floor residential accommodation. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	dBx Acoustics has undertaken a noise assesment on site, and summarised their reports accross - Blossom Street – Anco Gym Mezzanine Acoustic Testing Report Pre-Completion Testing, which details how the gym unit shall be acoustically insulated, thereby meeting the requirements of part (a) of the condition; and - Blossom Street – Anco Gym Mezzanine Acoustic Testing Report Impact Sound Testing Report to validate that the work undertaken conforms to the recommendations and requirements noted in part (a), which meets the requirements of part (b) of the condition, This information is submitted to fully discharge Condition 7.