

4th August 2021



Planning
Manchester City Council
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

RE: DISCHARGE OF CONDITION NOS. 10 AND 12 OF PLANNING PERMISSION 125490/JO/2019

Please find enclosed an application for the discharge of conditions associated with planning permission 125490/JO/2019. The relevant permission was granted in June 2020 for the variation of condition no. 4 of planning permission 124866/JO/2019 to allow one of the new units at Cheetham Hill Retail Park to be used as a gym. This application is submitted on behalf of Pure Gym Limited and relates to the discharge of condition nos. 10(a) and 12 of the June 2020 planning permission, both of which relate to the approved gym use.

Condition no. 10 (a) of planning permission 125490/JO/2019 requires details of any externally mounted plant, equipment and servicing to the gym unit to be submitted to and approved by the City Council. The condition goes on to state that plant shall be selected and/or acoustically treated so as to achieve a rating level of 5 db (L_{aeq}) below the typical background level (L_{a90}) at the nearest noise sensitive location.

As part of this application, drawings showing details of external air conditioning plant and associated ventilation louvres are submitted (drawing nos. 201, 202, 203 and 204). The application is also supported by a Plant Noise Assessment Report prepared by RBA Acoustics which demonstrates that the proposed plant will meet the rating level criteria set by condition no. 10 during both day-time and night-time periods at the nearest noise-sensitive properties on Queens Road. Part b) of condition no. 10 (requiring a post completion verification report) will be discharged in due course.

Condition no. 12 of planning permission 125490/JO/2019 requires details of waste storage and a waste management strategy to be submitted to and approved by the City Council. This application is supported by drawing no. 106 showing the location of external bin storage within the dedicated service area to the rear of the retail park. Volumes of waste associated with the gym will be low (approximately 0.07 tonnes per week) and segregated bins for recyclable and non-recyclable waste will be provided throughout the gym. We enclose the required Waste Management Strategy Proforma which provides further details.

We look forward to hearing from you shortly. If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,

JONATHAN WADCOCK
Director