

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

16th September 2025
EP ref: 25-410

Dear Sir or Madam

Re: Planning Portal reference: PP-14324771
Land off Oldham Street and Spear Street, Manchester, M4 1LF

Please find enclosed an application to discharge conditions, 8, 9 and 11 of planning permission 139580/JO/2024 for "Variation of conditions 10 (Servicing), 19 (BREEAM) and 30 (Use Restriction) attached to application ref no 131730/JO/2021" relating to Unit 1, Block A at the above site.

The proposed occupier of Unit 1, Block A is The Gym Group.

Condition 8 (Noise) states:

Before first occupation of each commercial unit of the building, all additional externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required 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 within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

The following information has been given approval to allow the occupation of the residential properties and Units 1 and 2 of Block B of the development: [see decision notice for list of documents]

We can confirm that a separate planning application will be submitted seeking consent for the ancillary equipment to be mounted on the roof. A scheme of acoustic insulation will be submitted as part of this application and can be secured by condition on that consent. In this context we seek confirmation that nothing further is required in respect of condition 8 prior to occupation of the unit and we request that this condition is discharged.

Condition 9 (Scheme for extraction of fumes, vapours and odours) states:

“Prior to the occupation of each individual commercial unit a scheme for the extraction of any fumes, vapours and odours from the commercial premises hereby approved (B1, A1 and A3) shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intake.”

The Gym Group would not require any external extraction and so no fumes, vapours or odours will be created. We therefore request that condition 9 be discharged on the basis that no extraction is necessary in relation to the use as a gym.

Condition 11

Condition 11 requires that the opening hours of the ground and basement floor units be submitted and approved by the local planning authority prior to the commencement of the approved uses.

The condition states:

The opening hours of the approved Class E uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours.

The Gym Group operate their premises for 24 hours a day, 7 days per week, and these are the hours which are sought to be agreed.

Please find enclosed

- Operations Statement- This statement demonstrates how The Gym Group are able to successfully operate their premises by way of a membership key pad/PIN system, security checks, CCTV and appropriate staffing.
- Acoustic Review Report – This report provides an assessment of operational 24/7 TGG premises across the country and confirms that they operate successfully without undue impact. This includes buildings that operate TGG premises with adjoining or adjacent residential premises. The report includes details of an operational site in Manchester, The Toast Rack, Old Hall Lane, Fallowfield, Manchester, M14 6HR.

- Acoustic Impact assessment/Noise Report (Clarke Saunders Acoustics (CSA)-29.08.2025) – This assessment sets out the extensive testing that has been carried out within the premises and adjoining uses in order to determine the requirements for mitigation works and treatments to control noise and vibration transfer and the internal enhancements which will be installed to ensure the noise and vibration is acceptable in surrounding residential premises.

We trust that the submitted details are sufficient to discharge conditions 8, 9 and 11 of planning permission 139580/JO/2024. However, should you require anything further then please do not hesitate to contact our office at your earliest convenience.

Yours sincerely
Emery Planning

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