Stantec UK Limited
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UNITED KINGDOM

14 October 2025

Project/File: 333101668/A3/DI

VIA PLANNING PORTAL ONLY

Manchester City Council
Planning
P O Box 532
Manchester
M60 2LA

Dear Sir / Madam,

Reference: APPLICATION TO DISCHARGE CONDITION 6(B) ATTACHED TO PERMISSION REFERENCE 142427/FO/2025 AT CO-OP, 135 - 141 WITHINGTON ROAD, MANCHESTER, M16 8EE

On behalf of our client, Co-operative Group ('Co-op') we hereby submit a discharge of condition application in relation to Conditions 6(b) (Acoustic Verification Report) attached to planning permission reference 142427/FO/2025 at the above Site.

This Application is accompanied by the following:

- Application Forms;
- Application Fee;
- Acoustic Verification Report.

Background

Planning permission (reference: 142427/FO/2025) was granted on 3rd July 2025 for the following development:

"External works to facilitate the subdivision of the retail unit including shopfront alterations, blocking up and creation of new door openings, installation of a parcel service locker, cycle parking, bollards and ATM, replacement plant equipment and enclosure, removal of a tree, installation of boundary treatment and car park works alongside amendments to Sunday opening hours."

In total, 16 conditions are attached to the above planning permission. This application seeks to discharge part B of condition 6 only.

Condition 6(b)

Condition 6(b) states:

"Prior to the operation of the units, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the

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development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria."

Accordingly, the necessary verification report has been commissioned and is submitted as part of this application which demonstrated that the development has been carried out in line with the requirements set out within the previously submitted Noise Impact Assessment.

On this basis, the Applicant considers that the requirements of Condition 6(b) are satisfied and that the condition can therefore be discharged.

Summary

We trust the above information is sufficient to be able to determine the application. If, however, you require anything further, please do not hesitate to contact me.

Yours sincerely,

STANTEC UK LIMITED



Dan Ingram
Planning Associate