

Our Ref: 04C201975
Your Ref: PP-14372876

30 September 2025

Michael Pearson
Planning Department
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Dear Michael

Arthur House, Chorlton Street, Manchester: Discharge of Conditions Application on Planning Permission Reference 137556/FO/2023

On behalf of Custodian Reit PLC ('the Applicant') please find enclosed an application to formally discharge requirements of conditions 10B, 16B, 17, 19 and 21 pursuant to planning permission 137556/FO/2023 relating to Arthur House, Chorlton Street, Manchester.

Full planning permission (137556/FO/2023) was granted on 31st January 2023 for the following development:

"External alterations associated with refurbishment of existing office space comprising the installation of new roof terrace with pergola; installation of solar panels; installation of new security fencing, creation of access lobby, refurbishment of entrance plaza, new planters, creation of gym with associated changing rooms and studio, cycle store."

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 10B

Condition 10 B states:

Within one month of the completion of the development a verification report confirming the installation of the approved works shall be submitted to and approved in writing by the Local Planning Authority.

In order to discharge Condition 10B please find enclosed:

- Image 1 of EV charging points (2025-08-26 16.54.53_)
- Image 2 of EV charging points (2025-08-26 16.55.10_)
- Image 3 of EV charging points (2025-08-26 16.55.19_)

Condition 16B

Condition 16B states:

"Within one month of the completion of the development and before first occupation of the completed development hereby approved, a verification report shall be undertaken 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 before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented."

In order to discharge Condition 16B please find enclosed:

- Acoustic Verification Report by BWB (ref: 232366/TN/LS/00)

Condition 17

Condition 17 states:

- a) Should any externally mounted ancillary plant, equipment or servicing be required for the approved gym use, it shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be 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 site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.*
- b) Prior to the operation of the scheme 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 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

In order to discharge Condition 17 please find enclosed:

- Acoustic Verification Report by BWB (ref: 232366/TN/LS/00)

Condition 19

Condition 19 states:

- a) "Before the use hereby approved commences, external lighting shall be designed and installed in accordance with a scheme that shall be submitted to and approved in writing by the City*

Council as local planning authority so as to control glare and overspill onto nearby residential properties. The development shall then proceed in accordance with the approved details.

- b) *Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been 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 criteria."*

In order to discharge Condition 19 please find enclosed:

- Lighting Technical Note by Miller Goodall (ref: 103285)

Condition 21

Condition 21 states:

"Prior to the occupation of the development hereby approved, a specification of security measures that shall detail how the development will achieve compliance with secured by design standards shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved scheme which shall be implemented prior to the occupation of the development."

In order to discharge Condition 21 please find enclosed:

- Security Appraisal by Sixteen. (ref: 2019-216)

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me.

Yours sincerely



Emily Davies
Director
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For and on behalf of Avison Young (UK) Limited