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10 July 2025

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

FAO Angela Leckie

Dear Angela,

117-119 Portland Street, Manchester City Centre
Application for Full Discharge of Conditions 5 and 6 of Planning Permission Ref: 139763/FO/2024

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 139763/FO/2024 for 117-119 Portland Street, Manchester City Centre. The application is submitted by Bruntwood AV Limited ('the Applicant').

This application is submitted to fully discharge part b of condition 5 (Gym Acoustics) and part b of condition 6 (Plant Equipment Acoustics Insulation) attached to Planning Permission Ref: 139763/FO/2024 which approved the following description of development:

"External alterations comprising alternations to loading bay, main entrance on Portland Street, and refurbishment and inclusion of external louvres associated with the mechanical and electrical system associated with refurbishment of existing offices, change of use of part of the lower ground floor to a gym (Use Class E(d)) and installation of a substation and plant within rear."

Part a of condition 5 and part a of condition 6 have already been discharged. With the discharge of part b of both conditions, we are seeking the full discharge of conditions 5 and 6.

Pre-application Engagement

This application is submitted following discussion with the Local Planning Authority via ongoing email correspondence from December 2024 to March 2025 to agree on scope and format of this application.

Additional pre-application engagement has been carried out with the Manchester City Council Environmental Health Officer where the scope of supporting information outlined in Table 1 below and submitted as part of this application has been agreed in-principle.

Conditions Discharge

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This section sets out the relevant documents that are submitted in support of the application for the full discharge of part b of condition 5 (Gym Acoustics) and part b of condition 6 (Plant Equipment Acoustics Insulation) attached to Planning Permission 139763/FO/2024.

A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition		Partial or Full Discharge	Documents Submitted
5	Gym Acoustics (a) Notwithstanding the details within the Sol Acoustics, 27 March 2024) before the fitting out of the gym area as shown in dwg 099 LOWER GROUND FLOOR PLAN commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the office accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority. This should take into account the ProPG: Gym Acoustics Guidance, which includes the use of G curves to form the basis of the acoustic design. Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location. (b) **Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts on the accommodation above arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non**	Full Discharge *NB part (a) was discharged under Ref: CDN/24/0762	Planning Condition 5 Discharge Report prepared by Sol Acoustics

Condition		Partial or Full Discharge	Documents Submitted
	compliance shall be suitably mitigated in accordance with an agreed scheme."		
6	**Plant Equipment Acoustics Insulation** (a) Prior to any implementation of any plant associated with (a) the office accommodation and (b) the gym a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment and substation associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme(s) shall be completed before the (a) office accommodation and (b) the Gym are occupied. **(b) Prior to occupation a verification report(s)shall be submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved details shall be implemented and remain in place for as long as the above uses are operational.** **The approved details shall be implemented and remain in place for as long as the above uses are operational.**	Full Discharge *NB part (a) was discharged under Ref: CDN/24/1142	Planning Condition 6 Discharge Report prepared by Sol Acoustics

Summary

In addition to the documents listed in this covering letter, the application also comprises the application form, submitted through the Planning Portal under Ref: PP-13704396.

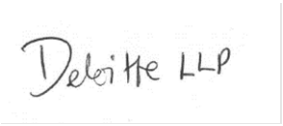
A fee has been paid to Manchester City Council for £298, in addition to any administrative fees by the Planning Portal.

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We request the Local Planning Authority's written confirmation that the enclosed information is sufficient to allow the full discharge of conditions 5, and 6, attached to Planning Permission Ref: 139763/FO/2024.

If you require any further details, please do not hesitate to contact Eleanor Bird (0207 007 3891/ efbird@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.