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

For the attention of: Jack Naven, Planning Officer

Dear Mr Naven,

Vita Living North (Plots 5 & 6), Circle Square – Application to Discharge Conditions 5 and 6 of Planning Permission 142597/NMC/2025

On behalf of Manchester Charles Street Residential Scottish LP, we submit details in support of the discharge of Conditions 5 (Gym Management Plan) and 6 (Acoustic Verification Report) of the above planning permission for Vita Living North, Circle Square (Plots 5 & 6), Oxford Road, Manchester.

Condition 5 – Gym Management Plan

Enclosed is the Gym Management Plan for Gym Room 1 and Gym Room 2. This document sets out operational measures to safeguard residential amenity and ensure safe facility use, including:

- 24-hour resident-only access via secure entry systems
- Guest registration procedures and supervision requirements
- CCTV security monitoring and incident recording
- Equipment safety protocols, regular maintenance, and user guidance
- Cleaning and sanitation regimes
- Noise control measures, complaint handling, and record keeping
- Regular health & safety inspections and first aid provision

Condition 6 – Acoustic Verification Report

We enclose a verification letter from Fisher Acoustics Ltd confirming that the completed construction meets or exceeds the sound insulation performance levels specified in the approved Technical Acoustic Note (dated 24 May 2023), namely:

- Mezzanine Open Workspace to apartment: ≥ 62 dB DnT,w (requirement 58 dB)
- Gym to apartment: ≥ 68 dB DnT,w (requirement 68 dB)

These results confirm full compliance with the approved acoustic mitigation measures to protect neighbouring residential amenity.





Enclosures:

1. Gym Management Plan – Condition 5
2. Fisher Acoustics Verification Letter – Condition 6

We trust the enclosed information enables the Local Planning Authority to confirm the full discharge of these conditions. Should you require any further details, please contact me on James.Rooke@vitagroup.com.

Yours sincerely,

James Rooke
Director of Planning
Vita Group

