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Manchester City Council
Town Hall Extension
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Our Ref: EKPS/250407

Submitted via the Planning Portal

4 August 2025

For the attention of Lucy Harrison

Dear Sir or Madam,

Embassy Village Development: Application to Discharge Conditions attached to Planning Permission Reference 137608/JO/2023

On behalf of our client, Embassy, we are pleased to enclose an application to which seeks to agree details required to allow the discharge of Conditions 11a (External Lighting Scheme); 17a (Noise Study and Acoustic Treatment); and 29 (Electric Vehicle Charging Point) attached to Planning Permission (Ref 137608/JO/2023) in respect of the land bound by the River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal and Egerton Street, Manchester M15 4LE (development known as 'Embassy Village').

This planning permission was granted on 13 October 2023 following approval of a s73 application to vary the approved plans associated with the original permission (ref. 129923/FO/2021), which was approved on 2 August 2021.

This application fee of £383 has been paid electronically via the Planning Portal, and the application comprises the following documents:

- This Covering Letter prepared by Euan Kellie Property Solutions;
- Completed Application Forms and Associated Fee;
- Details of proposed external lighting scheme prepared by Tamlite Lighting (condition 11a);
- Details of acoustic treatment and noise study prepared by Cundall (Condition 17a);
- Drawings of external electrical layout prepared by Abacus Consult (Condition 29); and,
- Details of proposed electric charging unit prepared by RolecEV (Condition 29).

The relevant conditions and associated submissions are set out in detail overleaf.

Condition 11a (External Lighting Scheme)

Condition 11a states:

Euan Kellie Property Solutions is the trading name of Euan Kellie Property Solutions Limited.
Registered Company Number: 08510332. VAT Number: 166 1177 09.

Regulated by RICS

Any external lighting scheme shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority so as to:

(i) control glare and overspill onto nearby residential properties; and to

(ii) control and avoid light spill on to potential bat roost features, their exit/entry routes and adjacent watercourses (foraging/commuting corridors).

Reason: In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation and to prevent the lighting from disturbing roosting/foraging/commuting bats.

Embassy Village is obliged to delivered in line with the safety and environmental requirements set out by both Network Rail, and Transport for Greater Manchester to ensure that the benefits associated with this highly positive project are realised. These regulatory obligations include lux level restrictions to prevent light spillage onto railway tracks and eliminate glare risks for operational safety.

The lighting scheme now incorporates wall-mounted downlighters operating at minimum lux levels, ensuring compliance whilst reducing light pollution. Whilst the proposed lighting scheme is now different to that which was envisaged at planning approval stage, the proposed approach maintains adequate illumination for the intended use while meeting all safety and environmental requirements set by the rail operators.

Furthermore, the proposed scheme meets the requirements of Condition 24 (Ref: 137608/JO/2023) which states any external lighting shall be designed to control glare and overspill onto nearby residential properties.

We recognise that the current lighting proposals vary from those originally consented and with this in mind an application for a non-material amendment to Planning Permission Reference 137608/JO/2023 is submitted in tandem with this discharge of condition application in order to update the planning consent to reflect the current proposals.

The details submitted for approval comprise:

- **External Lighting Layout – Drawing no. L1527-ABA-SI-00-DR-E-63001 Rev. P04**
- **Embassy Village Lighting Report – Rev 5**
- **Embassy Village Lighting Data Sheets; A1E - CWLA160T4WWBM3; A2E - CWLA380T4WWBM3; AE - CWLA90T4WWBM3; B - FRN1500T4NWG; D - CPH100T5WWB; and FE - CWP80NWBM3.**

It is therefore respectfully requested that Condition 11a be discharged.

Condition 17a (Noise Study and Acoustic Treatment)

Condition 17a states:

The 'Village Hall' premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. 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.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ

and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason: To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

The details submitted for approval comprise:

- **Acoustic Planning Conditions Note - Ref: 1037115-MEMO-AS-002 Rev P02**

This note confirms the activities which will take place within the Village Hall and that these will not include entertainment noise. The proposed acoustic insulation is therefore considered to be appropriate and no further mitigation measures are required.

It is therefore respectfully requested that Condition 17a be discharged.

Condition 29 (Electric Vehicle Charging Unit)

Condition 29 states:

No part of the development shall be occupied unless and until one parking space with an electric vehicle charging point of 7KW has been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The electric vehicle parking space with charging point shall be retained and reserved for use by electric vehicles.

Reason: To ensure that adequate provision is made for electric vehicle charging.

The details submitted for approval comprise:

- **Qubev Smart EV Charging Unit Data Sheet**
- **External Electrical Services Layout - Drawing no. L1527-ABA-SI-00-DR-E-60001 P04**
- **External Electrical Ducting Layout - Drawing no. L1527-ABA-SI-00-DR-E-90002 P03**

The submitted drawings show the proposed location, and the data sheer provides details of the specification for the EV charging provision to be made available on site.

It is therefore respectfully requested that Condition 29 be discharged.

Summary

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me by phone (07904 225 814) or email.

Kind Regards.



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