AshtonHale

Steven McCoombe
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

07th July 2025

Submitted via Planning Portal (ref: PP-14155968)

Dear Steve

Application for the Discharge of Condition 29(b) of Permission 138100/JO/2023: Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 29(b) of planning permission 138100/JO/2023 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to noise mitigation. The permission (a variation of 135278/FO/2022) was granted on 13th November 2023 and has the following description of development:

> *'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'*

Condition 29 (b)

Condition 29 (b) reads:

> *"Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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 this condition, a report named 'Planning Condition 29b' (ref: 9668.11 Rev A) has been prepared by Apex Acoustics and submitted with this application.

The construction of the development is progressing in line with the programme, with Practical Completion currently anticipated for 25th July 2025. I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



AshtonHale Ltd