

7 July 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA

Dear Jennifer

**Waterhouse Gardens, Manchester – Application for Discharge of Condition 18
attached to LPA Ref. 138031/JO/2023**

Please find enclosed an application for the discharge of condition 18 attached to Planning Permission ref. 138031/JO/2023. This application is in relation to Waterhouse Gardens located within Manchester City Centre

Background

Planning permission (ref. 118831/FO/2018) was granted on Site on 19 January 2018, for:

“Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works”

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended.

Following this and the discharge of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence.

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In addition, a Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and approved in March 2024. This represents the operative consent. An NMA was submitted in April 2025 (142629/NMC/2025) and approved in May 2025 to amend the Phasing Plan to allow the phased discharge of conditions in order to support a phased occupation.

Condition Discharge

This section sets out the relevant conditions and documents that have been submitted in support of the application.

Condition 18 – Acoustic Insulation

The wording of Condition 18 is as follows:

“Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first use of each commercial unit and gym area within each phase as indicated on drawings 0022-SPZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-00-DR-A0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use”.

An application was submitted to discharge Condition 18 (CDN/25/0287) in March 2025, however, this application was refused in June 2025 on the basis that they required further information with regard to the management strategy for both the gym and dining areas.

Via email exchange, it has been agreed to submit the following documents, in order to address EHO comments, and successfully discharge Condition 18:

- Waterhouse Gardens – Acoustic Assessment Report (**sections under the title Planning Condition 18** – Condition 19 approved under CDN/25/0287) prepared by Jameson Acoustics

- 22015-TN-4-R0 Technical Note (Block CD – Acoustic EHO Comments) prepared by Jameson Acoustics providing a technical response to previous reasons for refusal.
- Gym Management Strategy, prepared by Salboy – Strategy setting out measures to ensure that there will be no adverse impacts in terms of noise.
- Dining Area Management Strategy, prepared by Salboy Strategy setting out measures to ensure that there will be no adverse impacts in terms of noise.

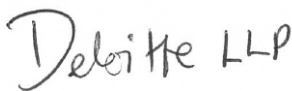
Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-14146703.

A fee has been paid to Manchester City Council for £383 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 18 as outlined above.

If you require any further details please contact my colleague Rachel Poole [REDACTED] or Josh Wyatt-Smith ([REDACTED]).

Kind regards



Deloitte LLP