

Steven McCoombe

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

08 July 2025

Submitted via Planning Portal (ref: PP-14161504)

Dear Steve

Application for the Discharge of Condition 30 pursuant to 135278/FO/2022: Full Planning Permission for a 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 30 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to noise mitigation. The permission was granted on 17th March 2023 for 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 30

'The buildings hereby approved 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.'

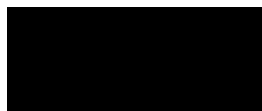
b) Prior to occupation of the building hereby approved a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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, Apex Acoustics have prepared the following documents which have been submitted with this application:

- Planning Condition 30 - Indoor Ambient Noise Levels (document ref: 9668.13A)
- Noise Impact Assessment (document ref: 9668.3)

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,



Rebecca Boston
Planner



AshtonHale Ltd