

Our Ref: 04C201431/LS

Your Ref: 139860/JO/2024

02 April 2025

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

**SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 8, 9 AND 10B)
RELATING TO FULL PLANNING APPLICATION 139860/JO/2024 AT CORNER OF RELIANCE
STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ**

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 8, 9 and 10 b) of planning permission 139860/JO/2024, which was approved by Manchester City Council on the 22 July 2024 and permits the following development:

"Variation of Conditions 2 (specified plans), 3 (construction management), 4 (contaminated land), 7 (external plant), 8 (plant verification), 9 (acoustics) and 11 (waste) and removal of condition 16 (green roof) attached to planning permission 136359/FO/2023 to allow for omission of the biodiverse canopy and replacement with individual canopies, reduction in retail/commercial space, reduction in trees, reduction in cycle parking, increased spacing between car parking spaces, new servicing and loading bay, reduction of green space and inclusion of roof-mounted PV arrays"

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 8, 9 and 10 b).

Condition 8 (External Plant Verification)

Condition 8 is worded as follows:

"8) Prior to the operation of any external plant, equipment and servicing acoustic insulation scheme installed on the site as approved under condition 7 of this decision notice, a verification report of the installed equipment 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26."

Supporting Documentation

The following information is submitted to discharge Condition 8:

- Technical Note – Post Construction Noise Assessment prepared by Lucion, dated 2nd April 2025

Condition 9 (Acoustic Verification)

Condition 9 is worded as follows:

"9) Prior to the first occupation of the retail unit hereby approved, an acoustic verification report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report in respect of the acoustic insulation and treatment of the approved development to limit the break out of noise. 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.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26."

Supporting Documentation

The following information is submitted to discharge Condition 9:

- Technical Note – Post Construction Noise Assessment prepared by Lucion, dated 2nd April 2025.

Condition 10 b) (External Lighting Scheme Verification)

Condition 10 b) is worded as follows:

"10 b) Prior to the first use of the approved lighting scheme development a verification report shall be prepared and submitted to and agreed 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 light scheme. 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy."

Supporting Documentation

The following information is submitted to discharge Condition 10 b):

- Completion Certificate: External Lighting Installation, prepared by Redstone Building Services, dated 28th March 2025; and,
- Redstone Lighting Calculations prepared by Redstone Building Services, dated 31st March 2025.

Summary

A payment of £363 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13917106) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited