



Property Team
Asda House
Southbank
Great Wilson Street
Leeds
LS11 5AD

Planning Department
Growth and Development
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

2nd April 2025

Dear Sir or Madam,

**APPLICATION FOR DISCHARGE OF CONDITIONS: To Planning Permission Reference:
116450/FO/2017 - Asda Express Retail Unit T4 Circle Square Oxford Road Manchester M1 7ED**

Planning Portal Reference: PP-13580087

Introduction

ASDA Stores Limited ('**ASDA**') hereby submits an application to re-discharge condition 13 (Opening Hours) attached to planning permission reference 116450/FO/2017.

This application is supported by the following submission documents:

- Environmental Noise Survey and Plant Noise Impact Assessment (Hann Tucker - 32026/PNA – Dec. 2024)
- Relevant written correspondence

The application proposes an amendment to the existing approved trading hours of 06:00 – 00:00 (approved under CDN/23/0534) to enable 24-hour opening for the ASDA Express store at the above address. This proposal, including the means of submission, has been agreed in principle with Manchester City Council in written correspondence dated 5th November 2024, subject to the continued protection of residential amenity.

The extension of opening hours would require extension of plant equipment operation to 24-hours.

Therefore, this application is duly supported by a robust Environmental Noise Survey and Plant Noise Assessment Report, prepared by Hann Tucker Associates in December 2024. The supporting acoustic submission quantifies that existing surrounding acoustic profile is dominated by noise from vehicular traffic and passing members of the public, which subsequently makes the sound emitted from the existing plant equipment barely within the wider environment.

The representative background environmental noise level during the hours of 23:00 – 07:00 was measured at 50dB. It has been demonstrated that the plant equipment operating during the night would fall below the night-time Plant Noise Rating Limit of 45dB, with 37 and 44dB noise levels perceivable to the nearest noise sensitive receptors.

The site already benefits from permitted trading in night-time hours, with opening periods between 06:00 – 07:00 and 23:00 – 00:00 approved under discharge application CDN/23/0534. Consequently, the internal noise insulation measures for protection of night-time residential amenity, as described within the Sound Insulation Test Report (NSL - 2023), have already been found to be acceptable to Manchester City Council.

On the basis of the above, the Report concludes that 24-hour opening should be suitable for this site without harm to nearby residential amenity.

I also draw the Officers attention to the SPAR convenience store located adjacent to the site, which trades 24-hours per day and is located within the same surround.

I look forward to receiving confirmation that this submission has been received and validated. Should Manchester City Council require any further information or clarification please do not hesitate to contact me.

Yours faithfully

Benjamin Brumby

Benjamin Brumby BSc, MSc, MRTPI
Town Planner
ASDA Property Team