

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

14th March 2025

Submitted via Planning Portal (ref: PP-13857923)

Dear Steve

Application for the Discharge of Condition 29(a) 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 3 of planning permission 138100/JO/2023 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to the specification and samples of materials. 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 (a)

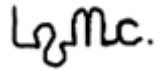
Condition 29 (a) reads:

"Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site."

In order to discharge this condition, a report named 'Planning Condition 29a' (ref: 9668.9 Rev A) has been prepared by Apex Acoustics and submitted with this application.

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 do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L.McC.'.

Louisa McCarthy

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