

**Town & Country Planning Act 1990 (as amended)**  
**Planning (Listed Building & Conservation Area) Act 1990 (as amended)**

**Approval of details reserved by condition**

**Applicant**

House of Social 1 Ltd  
C/o Agent

**Agent (if used)**

Mr Cameron Radford  
Deloitte LLP  
The Hanover Building  
Corporation Street  
Manchester  
M4 4AH

**Part 1 – Particulars of the application/development**

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**Proposal:** Discharge of conditions 12 (a) (Noise Gym), 17 (a) (Noise Food Hall) ,23 (a) (Noise Plant) and 39 (Air Source Heat Pumps) attached to planning permission 136170/FO/2023 as amended by 137946/NMC/2023 and 141139/NMC/2024

**Location:** Plot 10B , First Street, Manchester, M15 4RF

**Date of application:** 2 December 2024

**Application number:** CDN/24/1107

**Part 2 – Particulars of decision**

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Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

**Condition 12 (a) (Noise Gym)**

Condition 12 (a) (Noise Gym): On the basis of ongoing compliance with the following:

Fisher Acoustics, Gym Noise Impact Assessment November 2024 the requirements for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from this unit to the PBSA above or any unacceptable noise break out have been met.

Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

**Condition 17 (a) (Noise Food Hall)**

Condition 17 (a) (Noise Food Hall): On the basis of ongoing compliance with the following:

(Fisher Acoustics, reference: MPF/PR0679/L04 November 2024) the requirements to acoustically insulate and treat to limit the break out of noise will be met

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

**Condition 23 (a) (Noise Plant)**

Condition 23 (Noise Plant) (PBSA): On the basis of ongoing compliance with the following:

Recommendations and specifications as set out within the HOUSE OF SOCIAL, MANCHESTER - PLANNING CONDITION 23 Note dated 09-10-24 by Fisher Acoustics and Deloitte's e-mail (response from Fischer Acoustics on Condition 23) dated 03-01-25

this part of the condition is discharged

The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority for (a) (PBSA) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

**Condition 39 (Air Source Heat Pumps)**

Condition 39 (Air Source Heat Pumps): On the basis of implementation in accordance with the following:

Dwg HS-TGA-G200-SE-PR-10075 P01, HS-TGA-G200-PL-XX-10074 P01 and Viewpoint images from Cambridge, Hulme and Medlock Street ; and

On the basis that it is noted that as set out in the the air source heat pumps shall comply with the noise criteria as specified in condition 15 (as set out in the recommendations and specifications as set out within the HOUSE OF SOCIAL, MANCHESTER - PLANNING CONDITION 23 Note dated 09-10-24 by Fisher Acoustics and Deloitte's e-mail (response from Fischer Acoustics on Condition 23) dated 03-01-25.

subject to on going compliance with the above the condition is discharged

Date: 20 February 2025

Signed: 

Julie Roscoe  
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

## Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate). The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.