

27 November 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Jack Naven

Dear Jack,

Caravan (Commercial Units 2 and 3), Manchester Goods Yard, St John's, Manchester
Application for Discharge of Conditions for Planning Permission 131318/JO/2021 and 139384/FO/2024

Please find enclosed a Condition Discharge application of Conditions 20 attached to Planning Permission 131318/JO/2021 and Condition 3 attached to 139384/FO/2024, relating to the 'Caravan' (Commercial Units 2 and 3) of Manchester Goods Yard ('MGY') development in Manchester City Centre. The Applicant is Manchester Quays (MGY) Developments Limited.

Background

On 14th December 2018, Full Planning Permission (121511/FO/2018) was approved by MCC at the Site for the following Description of Development:

"Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of

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basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

The original permission was subsequently amended through several Non-Material Amendment applications before a further application (131318/JO/2021) was made under s.73 of the Town & Country Planning Act 1990 (as amended) for the following Description of Development:

"Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans."

The above s.73 Application was granted approval on 31st August 2021, resulting in a new decision notice being issued. Part of this letter relates to discharging outstanding conditions attached to this permission relating to this commercial unit.

Following completion of the building, an application (Ref. 139384/FO/2024) was made for Full Planning Permission on 27th February 2024 for the following Description of Development:

"Reconfiguration of ground floor retail space together with elevational alterations including retractable windows and other associated works."

The above application was approved on 1st May 2024 and this condition discharge application seeks to agree further details in relation to the retail unit's new permission via discharge of Condition 3. Together, subject to their approval, this should satisfy all remaining planning requirements for occupation.

The remainder of this letter sets out the condition wording and information submitted to discharge the conditions against application reference 131318/JO/2021 and 139384/FO/2024 in relation to the 'Caravan' Retail Unit of MGY. Separate application forms have been submitted to accommodate each permission. The information submitted also responds to comments made on former applications (CDN/24/0771 and CDN/24/0772) and therefore satisfies matters raised by the Environmental Health Officer.

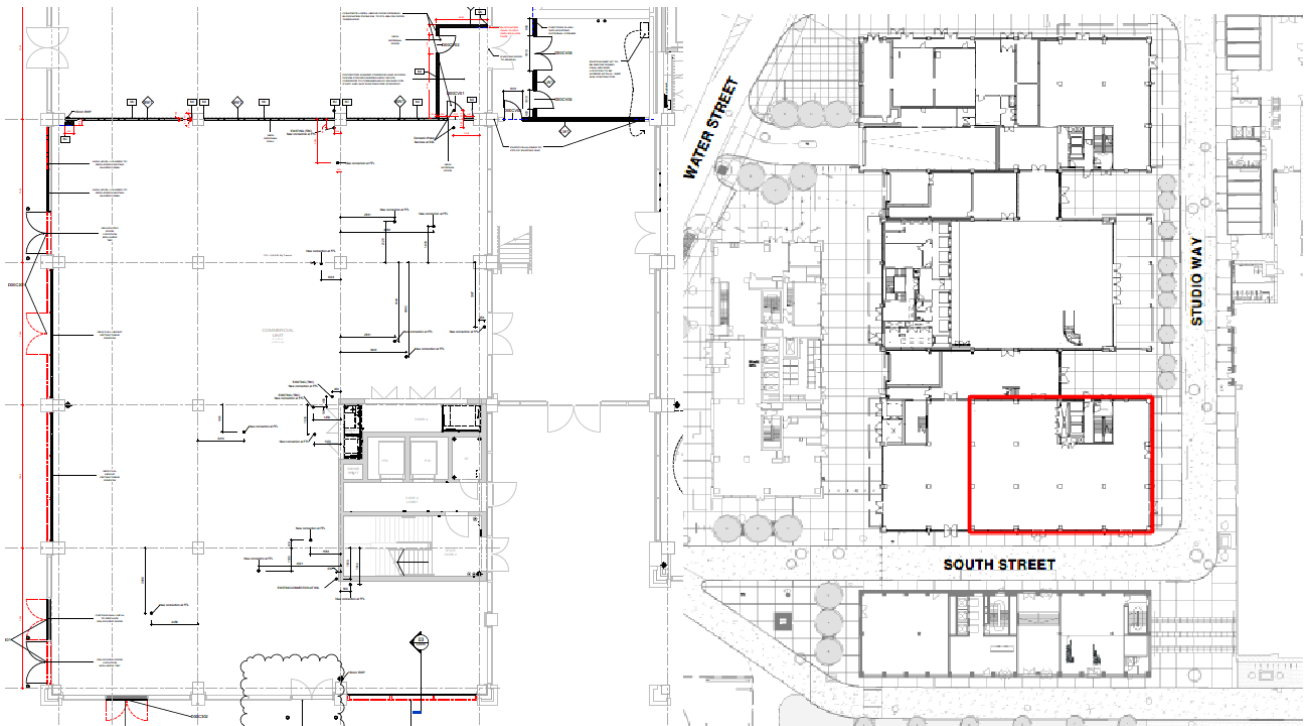


Figure 1 – Combined Retail Unit (Left) and Red Line Boundary for 139384/FO/2024

131318/JO/2021 - Condition 20 (Scheme for Acoustic Insulation)

Condition 20 attached to Planning application reference 131318/JO/2021 states the following:

“Before any A3 or A4 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the development 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 or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.”

This application relates to the Partial Discharge of Condition 20 in relation to the Caravan Unit. The following information is submitted along with the application:

- Caravan- **Operational Noise Breakout Assessment** prepared by Sandy Brown Consultants (Document Ref: 023622 M001-C Operational noise breakout assessment).

- Caravan- **Patron Noise Egress Assessment** prepared by Sandy Brown Consultants (Document Ref: 023622 M002-B Patron noise egress assessment).
- Caravan- **Acoustic verification testing** prepared by Sandy Brown Consultants (Document Ref: 023622-M003-A Acoustic verification measurements - planning condition 3b)
- Caravan- **Proposed audio System Layout** prepared by Sixth Sense (Document Ref: Proposed Audio system layout)

139384/FO/2024 - Condition 3 (Acoustic Insulation)

Condition 3 attached to Planning Permission 139384/FO/2024 states the following:

a) The premises 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. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development 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.

This application relates to the Full Discharge of Condition 3 in relation to the Caravan Unit. The following information is submitted along with the application:

- Caravan- **Operational Noise Breakout Assessment** prepared by Sandy Brown Consultants (Document Ref: 023622 M001-C Operational noise breakout assessment).
- Caravan- **Patron Noise Egress Assessment** prepared by Sandy Brown Consultants (Document Ref: 023622 M002-B Patron noise egress assessment).
- Caravan- **Acoustic verification testing** prepared by Sandy Brown Consultants (Document Ref: 023622-M003-A Acoustic verification measurements - planning condition 3b)
- Caravan- **Proposed audio System Layout** prepared by Sixth Sense (Document Ref: Proposed Audio system layout)

Summary

In addition to the documents listed above and this covering letter, the application comprises the application form.

Payment will be made to Manchester City Council for £215 (including £70 service fee), in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-13596245).

We trust that you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me or my colleague Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP