

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

27th September 2024

Dear David,

**Application to Discharge Conditions 8, 9 and 13 Attached to Planning Permission
125848/FO/2020 – Tribe Hotel, Land at Chicago Avenue to the North of the Airport Station and to
the South of M56 Spur, Manchester Airport, M90 3RA**

On behalf of Airport City Limited Partnership and H3 Hotels S.A.R.L please find attached an application to fully discharge conditions 8, 9 and 13 attached to planning permission reference 125848/FO/2020 for the “erection of an 9-storey 412-bedroom hotel” on land at Chicago Avenue, Manchester Airport. A description of the conditions and details of the supporting documentation are set out below.

Condition 8 – Acoustic insulation to limit the breakout of noise

<i>Wording</i>	<p>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 or as otherwise agreed in writing by the City Council as local planning authority.</p> <p>Upon completion 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 has 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.</p>
<i>Supporting Material</i>	<p>The first part of condition 8 was discharged under application reference CDN/24/0607. To fully discharge the condition, the following supporting information has been submitted with this application:</p> <ul style="list-style-type: none">• Document ref. 65204120-SWE-XX-XX-T-U-0004 Rev C01 – Technical Note: Condition 8 Discharge Report

Condition 9 – Acoustic insulation of external plant, equipment and servicing

Wording	<p>Externally mounted ancillary plant, equipment and servicing 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.</p> <p>The scheme 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. The approved scheme shall be completed before the premises is occupied.</p> <p>Upon completion 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 report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.</p>
Supporting Material	<p>The first part of condition 9 was discharged under application reference CDN/24/0607. To fully discharge the condition, the following supporting information has been submitted with this application:</p> <ul style="list-style-type: none"> Document ref. 65204120-SWE-XX-XX-T-U-0003 Rev C01 – BREEAM Pol 05 & Condition 9 Discharge

Condition 13 – Implementation, Maintenance and Management of Sustainable Drainage Scheme

Wording	<p>No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.</p>
Supporting Material	<p>The following supporting information has been submitted with this application:</p> <p><u>Hydraulic model</u></p> <ul style="list-style-type: none"> Document ref. 1513-SPW-Hydraulic Model- Plot H3 - Temporary Design V3, dated 26/09/2024 (submitted separately due to size of document). <p><u>Technical specifications</u></p> <ul style="list-style-type: none"> Document ref. 1513-SPW-Z0-ZZ-SP-C-0001 -A-D3 Rev E – R12 Drainage Specification (submitted separately due to size of document) Document ref. 1513 – Drainage Technical Note – Rev V1 dated 13/09/2024 Data sheets for flow control unit <p><u>As built information</u></p> <ul style="list-style-type: none"> Drawing no. C-6000 Rev C22 – Below Ground Drainage Drawing no. C-6250 Rev C5 – Below Ground Drainage Typical Details - Sheet 1

- Drawing no. C-6251 Rev C5 – Below Ground Drainage Typical Details - Sheet 2
- Drawing no. C-6252 Rev C4 – Below Ground Drainage Typical Details - Sheet 3
- Drawing no. C-6253 Rev C3 – Below Ground Drainage Typical Details - Sheet 4
- Drawing no. C-6254 Rev C5 – Below Ground Drainage Typical Details - Sheet 5
- Drawing no. C-6255 Rev C5 – Below Ground Drainage Typical Details - Sheet 6
- Drawing no. CUST NSBP 15 Rev B - MARSH NSBP15 (Class 1) Bypass Separator
- Document ref. 213501-FSD-XX-XX-TN-S-7101 – Technical Note: Attenuation Tank Position – Rev P01
- Photographs to evidence installation of the attenuation tanks (submitted separately due to size of images)
- Photographs to evidence installation of the Hydrobrake

Maintenance and management

- Document ref. 1513-SUDSMR-240709-Rev D SuDS Maintenance Report (submitted separately due to size of document)

The submission has been made online via the Planning Portal (Ref. PP-13443004) and the requisite application fee has been paid electronically to the Planning Portal.

I trust the details submitted are sufficient to enable the application to be validated, but should you require any further details or have any queries please do not hesitate to contact me.

Yours sincerely,



Natalie Belford, MRTPI
Senior Planner