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4th September 2024

FAO Angela Leckie
City Centre Planning Team
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532
Manchester
M60 2LA

Dear Angela,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 7 (SECURE BY DESIGN) AND CONDITION 11 (PLANT ACOSUTICS) OF PLANNING CONSENT: 120149/FO/2018.

CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ.

Please find enclosed a planning application to discharge conditions 7 (Secure by Design) and 11 (Plant Acoustics) of Planning Consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Red Ltd, and has been submitted online via the Planning Portal (PP-13380990).

The application comprises:

- Completed planning application forms;
- Supporting information (As set out in Table 1.0 below); and
- A planning application fee of £215.00 (inc. VAT) (PP-13380990)

BACKGROUND
On 11th June 2018, the following application was approved by Manchester City Council:

> *'Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.'*

Following this, a number of applications have been submitted to discharge the pre-commencement conditions attached to the planning consent. These are summarised in the bullet point list below.

- CDN/22/0029 | Discharge of condition 18 (Archaeology) attached to application ref no 120149/FO/2018. Approved 21st February 2022.

- CDN/22/0030 | Discharge of condition 8 (SUDS 1) and 25 (Drainage Details) attached to application ref no 120149/FO/2018. Approved 21st June 2022.
- CDN/22/0031 | Discharge of condition 4 (Ground Contamination) and 26 (Air Quality) attached to application ref no 120149/FO/2018. Approved 3rd March 2022.
- CDN/22/0039 | Discharge of condition 6 (Construction Management Plan) attached to application ref no 120149/FO/2018. Approved 15th February 2022.
- CDN/22/0046 | Discharge of condition 15 (Local Labour Agreement) attached to application ref no 120149/FO/2018. Approved
- CDN/22/0054 | Discharge of conditions 3 (Materials) and 5 (Landscaping) attached to application ref no 120149/FO/2018. Approved 17th March 2022.
- CDN/22/0054 | Discharge of conditions 3 (Materials) and 5 (Landscaping) attached to application ref no 120149/FO/2018. Approved 17th March 2022.
- CDN/22/0063 | Discharge of condition 12 (Acoustic insulation) attached to application ref no 120149/FO/2018. Approved 22nd 2022.
- CDN/22/0453 | Discharge of condition 13 (Piling) attached to application ref no 120149/FO/2018 as amended by 133194/NMC/2022. Approved 22nd September 2022.

Please note a Non material amendment application (ref. 133194/NMC/2022) was submitted to alter the trigger point to discharge conditions 12, 8 and 25.

This application now seeks to discharge the remaining conditions, which are condition discharge conditions 7 (Secure by Design) and 11 (Plant Acoustics).

DISCHARGE OF CONDITION 7 AND 11
This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

TABLE 1.0

No	Condition	Information Submitted
7	The development shall be carried out in accordance with the Crime Impact Statement Version A dated 02-05-18. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation. Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.	CRIME_IMPACT_STATEMENT-915620 ELDUST013 - GF fire alarms, AOV's, data, CCTV, door entry & door access ELDUST014 - EL to landlords areas floors 1-7 ELDUST016 - door entry, door access, data & OpenReach fibre schematic SBD_Application_Ducie-Street_2024
11	Prior to occupation of the development a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure	29666-PTM3-R0-WR Planning Condition 11 prepared by Hann Tucker.

	a reduction in the level of noise emanating from the equipment. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy	

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



Meghan Gleeson
Planner