

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

11 December 2023
EP ref: 23-384

Dear Sir or Madam

Re: Planning Portal reference: PP-12409644 - Federation Gyms, Block B, The Quarters, Spear Street, Manchester

Please find enclosed an application to discharge conditions 8, 9, 11, 29 and 31 attached to planning permission 131730/JO/2021 for "*variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020*" at the above site.

Condition 8 (Noise) states:

"Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.

Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented."

The details remain the same as those discharged under application ref. CDN22-22-0315 and we can confirm that no ancillary equipment will be mounted externally, therefore the condition is satisfied and no verification report is required.

For completeness, please find enclosed the Acoustic Report prepared by Hann Tucker Associates and approved under application CDN/18/0389 on 25 July 2019 in relation to condition 7. The report outlines plant noise emission limits and mitigation measures should any ancillary equipment be externally mounted in the future.

Condition 9 (Scheme for extraction of fumes, vapours and odours) states:

“Prior to the occupation of each individual commercial unit a scheme for the extraction of any fumes, vapours and odours from the commercial premises hereby approved (B1, A1 and A3) shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intake.”

Details of the proposed ventilation system are outlined on the enclosed plan ref. V6107/M01.

Condition 11 (Opening hours) states:

“The opening hours of the approved B1, A1 and A3 uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours.”

It is proposed for the gym to operate during the following hours:

- Monday to Friday: 7am – 10pm
- Saturday to Sunday: 8am – 8pm

Condition 29 (Signage strategy) states:

“A signage strategy for the commercial units shall be submitted to and agreed in writing by the City Council as local planning authority prior to first occupation of the development. The signage should be minimised and suitably formed and located. The signage shall then be implemented only in accordance with the approved strategy.”

The proposed signage will comprise an externally mounted warm white LED acrylic light box (40cm x 18cm x 18cm) which will be turned on during operating hours and nailed to the wall using a mounting frame. The height from the ground will be approximately 2.5m and it would project around 40cm from the external wall. The following are submitted to discharge the condition:

- Approved elevations (OSM-FEA-BB-XX-SE-A-3701 Rev P3)
- Proposed signage elevations and sections (OSM-FEA-BB-ZZ-PL-A-3700 Rev P1)
- Image of the sign box example

Condition 31 (Refuse strategy) states:

“Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.”

The proposed bin store details are enclosed on plan ref. V6107/M01. We can also confirm that the waste will be collected as follows:

- Service 1 – One 660 Litre General Waste Unit disposed fortnightly
- Service 2 – Three Sanitary Disposal Units disposed weekly

It is considered that the submitted information is sufficient to discharge conditions 8, 9, 11, 29 and 31 of planning permission 131730/JO/2021, however should you have any queries or require anything further then please do not hesitate to contact me or Wiktoria Sypnicka at this office.

Yours sincerely
Emery Planning

Caroline Payne

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