

Our Ref: 04C201431/LS/KW

Your Ref: 136359/FO/2023

3rd May 2024

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 7 RELATING TO FULL PLANNING APPLICATION 136359/FO/2023 AT CORNER OF RELIANCE STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 7 of planning permission 136359/FO/2023, which was approved on the 28 June 2023 for the following development:

"Change of use of site and creation of an electric forecourt comprising 16 no. electric vehicle charging points (Sui Generis use), with associated canopy/bio-diverse roof structure, erection of single storey retail unit (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure."

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 7.

Condition 7 (Acoustic Mitigation)

Condition 7 is worded as follows:

"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. Prior to commencement of the use hereby approved 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 scheme shall be implemented in full before the use commences.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26."

Supporting Documentation

This planning application is supported by the following:

- Noise Impact Assessment, prepared by Delta Simons, dated 23rd April 2024

Summary

A payment of £215 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13036638) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited