

29<sup>th</sup> May 2024

Planning Department  
Manchester City Council  
PO Box 352  
Town Hall  
Manchester  
M60 2LA

Dear Angela,

**Port Street– Application for Partial Discharge of Condition 16 attached to Planning Permission Ref: 132489/FO/2021 (as amended)**

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the partial discharge of Condition 16 attached to Planning Permission ref: 132489/FO/2021 (as amended).

On 7<sup>th</sup> October 2022, Planning permission was granted for Port Street in Manchester City Centre for:

*“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.”*

Following the grant of planning permission, on 11<sup>th</sup> January 2023, a Non-Material Amendment Application (ref: 132489/FO/2021) was approved by Manchester City Council (MCC). This secured permission for internal design changes and amendments to time triggers for specific conditions to allow for a timely start on site for the contractor.

Subsequently a further application was submitted to MCC on 6<sup>th</sup> September 2023 for the following:

*“Variation of Conditions 2 (Approved drawings), 4 (Materials), 37 (Retail Units: Management Strategy), 38 (Doorways) and 42 (Wind Mitigation) attached to Planning Permission 132489/FO/2021 (as amended by 135938/NMC/2023).”*

This was approved by MCC on 18<sup>th</sup> September 2023. Separately, a series of applications to discharge conditions have been submitted and approved by MCC in relation to the pre-commencement and pre-above ground conditions attached to the consent, allowing for the construction to progress. The Applicant is now seeking to discharge the condition which has been highlighted below.

## Condition Discharge

The details set out in the table below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Table 1 – Summary of discharge of conditions submission

| Condition No. | Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Full or Partial Discharge                                                                                                                                                                                                                                                           | Information submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16            | <p><i>Notwithstanding the recommendations within the Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics , stamped as received on 13-12-21 , details of the following shall be submitted:</i></p> <p><i>(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial premises including the specification for service risers /lift shafts; details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. shall be submitted to and approved in writing by the City Council as local planning authority.</i></p> <p><i>(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation (within at least 10% of the apartments) shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.</i></p> | <p>Partial Discharge (Part A)</p> <p>As detailed within the Acoustic Insulation Report (and supporting specification) the proposed scheme for noise insulation demonstrates the ability for the scheme to provide necessary mitigation in order to protect residential amenity.</p> | <ul style="list-style-type: none"> <li>• Acoustic Insulation Scheme (Report Ref. MPF/PR0665/L03), prepared by Fisher Acoustics</li> <li>• In-Out Acoustic Results (Report Ref. Z1-FOC-G251-RP-XX-006, prepared by Focchi</li> <li>• Glazing Specification Type A+B (Report Ref. Z2-GFS-G321-TS-XX-AB), prepared by Calumen</li> <li>• Glazing Specification Type A+B Solar Control (Report Ref. Z2-GFS-G321-TS-XX-ABSC), prepared by Calumen</li> <li>• Glazing Specification Type C+D (Report Ref. Z2-GFS-G321-TS-XX-CD), prepared by Calumen</li> <li>• Glazing Specification Type C+D Solar Control (Report Ref. Z2-GFS-G321-TS-XX-CDSC), prepared by Calumen</li> </ul> |

## Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee (PP-13094414). We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Cameron Radford ([cameronradford@deloitte.co.uk](mailto:cameronradford@deloitte.co.uk) / +44 161 455 6768).

Yours sincerely

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

Deloitte LLP

Encs.