

FAO Angela Leckie
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0202
PP Ref: PP-12781642

Date: 8th March 2024

Dear Angela,

Asteer Planning LLP ("Asteer Planning") has been instructed by FSC MCR Limited ("the Applicant") to submit an application to discharge conditions 6 and 9 of planning permission reference 138066/FO/2023 at Land at Irk Street, Manchester ("the site"). Planning permission was granted on the 22nd January 2024 for the following development at the site:

"Temporary change of use of the site and existing buildings to an arts and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis) for a period of two years."

This application is accompanied by the following:

- This Covering Letter prepared by Asteer Planning;
- Completed application form; and,
- Technical Note (dated 7th March 2024) prepared by RSK Acoustics.

Condition 6 – Noise

Condition 6 is worded as follows:

"Prior to commencement of the use of any plant and associated equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) 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 a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter."

Condition 9 – Noise Verification Report

Condition 9 is worded as follows:

"The development shall be implemented on the basis of the predicted noise levels and mitigation as set out in the Noise Impact Assessment Land at Irk Street, Manchester 2061899-RSKA-RP-001-(03) by RSK Acoustics.

The approved scheme shall be completed before the development is first used occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to commencement of use. The approved scheme shall remain operational thereafter."

To discharge conditions 6 and 9 of planning permission 138066/FO/2023, a Technical Note has been prepared by RSK Acoustics.

The planning application fee of £209 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Reference: PP- 12781642).

We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below

Yours sincerely,



Georgina Blackburn

Senior Planner

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For and on behalf of Asteer Planning LLP