Paul Butler Associates
Planning, Development & Heritage Consultants

21 November 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

Ljr181203/tf12

FAO Jennifer Atkinson / Jack Naven

Dear Mrs Roscoe,

Land bounded by Thompson Street, Mason Street, Bendix Street and Rochdale Road, Manchester Application for Approval of Details Reserved by Condition attached to Application 134503/JO/2022 relating to Variation of planning condition 22 (Commercial uses opening hours) associated with planning permission 123371/JO/2019 to allow commercial units to open 06:30 and 07:00 Monday to Saturday

On behalf of our client Beech Holdings, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. As part of this application we are applying to discharge condition 14 attached to application 134503/JO/2022 which was approved by Manchester City Council on 18 January 2023.

The scheme is progressing to completion and we are keen to progress the discharge of the below condition as soon as possible.

Condition 14 'Acoustic Insulation for Commercial Units and Gym' states:

Notwithstanding the noise assessment stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017 and update stamped as received by the City Council, as Local Planning Authority, on the 5 January 2018,

(a) prior to the first use of the commercial units and gym area as indicated on drawing 103_101 Rev P6 stamped as received by the City Council, as Local Planning Authority, on the 31 January 2018, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area. The measures implemented shall be retained and maintained for as long as the development remains in use.

Response:

Please find attached a report prepared by Sandy Brown titled 'Planning Condition 14 Discharge Report' (Ref: 17287-R05-B, dated 27 April 2023). The report sets out the internal noise limits for the

gym and commercial units based on the sound insulation results for the separating floors following pre-completion sound insulation testing.

The condition discharge application fee (£116) will be paid during submission of the application via the planning portal.

We trust that the information submitted will enable the discharge of the above condition. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director