

Sue Wills
Planning
Manchester City Council
P O Box 532, Manchester M60 2LA

13th February 2024

Dear Sue

9 Dolphin Street
115958/FO/2017 Conditions and 137242/FO/2023
Planning Portal Reference PP-12802947 115958/FO/2017 Conditions

Please find attached an application to in relation to conditions 3, 6, 7 and 12 of planning permission 115958/FO/2017; as the development is complete, we seek your confirmation that the details submitted are satisfactory. As you know the development approved under 115958/FO/2017 (two storey building to form community use) has been in occupation for some time. You have pointed out that pre-commencement conditions should be regularised.

Current planning application 137242/FO/2023 application is for the side extension and for an additional storey to the two-storey building approved under reference 115958/FO/2017.

We applied for condition 8 of permission 115958/FO/2017 (Ground Conditions) to be discharged and this has been – copy attached of decision notice CDN/22/0857.

We submitted a noise consultant, Echo Acoustics, review of the noise conditions 6 and 7 with planning application 137242/FO/2023. We attach this note within this submission.

That leaves conditions 3 and 12 as the only pre-commencement conditions outstanding. The conditions application to be submitted today includes details to address conditions 3, 6, 7 and 12.

You will note that the configuration of the site plan – as proposed under application 137242/FO/2023 does not include the double gates installed at present but instead shows a sliding gate integral to the building. The double gates will not work for eth extension and are a temporary measure until the extension is approved.

We would be happy to agree pre-commencement conditions with you on planning application 137242/FO/2023 .

In terms of any other information, we would be pleased to discuss with you any other information you require.

Yours sincerely

Simon Plowman MA MRTPI
for Plan:8 Town Planning Ltd

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