

REF: R00758/SS/DB/MR

VIA PLANNING PORTAL

Planning
Manchester City Council
Manchester
M60 2LA

2 January 2024

Dear Sir / Madam,

**APPLICATION TO DISCHARGE CONDITIONS 16 AND 17 ATTACHED TO PLANNING PERMISSION
REFERENCE 137127/JO/2023 INsofar AS THEY RELATE TO UNIT B
PRINCESS STREET / WHITWORTH STREET, MANCHESTER, M1 3PE**

I write on behalf of our Client, Tesco Stores Ltd, to submit an application to discharge conditions 16 and 17 attached to planning permission reference 137127/JO/2023 located at Princess Street, Whitworth Street, Manchester, M1 3PE insofar as they relate to Unit B as shown on drawing no. A004.

Application Context

Planning permission 114585/FO/2016 was granted subject to 36 conditions on 20th December 2016 for the following development:

“Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use - Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.”

A variation to condition 14 was later permitted on 10th November 2023 under planning permission reference 137127/JO/2023, which acts as the host consent.

This application seeks to part-discharge conditions 16 and 17 attached to this consent insofar as they relate to Unit B as shown on drawing no. A004.

Conditions

Condition 16 attached to planning permission planning permission reference 137127/JO/2023 states:

“Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with any of the commercial uses; to ensure that it achieves a background

noise level of 5dB below the existing background (La90) in each octave band 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."

Condition 17 attached to planning permission reference 137127/JO/2023 states:

"Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the ground floor uses within these blocks; shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full for each phase (as set out in condition 2 (g) above) before use of the residential premises within that phase first commences. A post completion validation report shall be submitted to the council to confirm the acoustic attenuation scheme meets the recommendations set out within the Acoustic Report by Sandy Brown (dated 31 August 2017)."

A Noise Technical Note prepared by KR Associates is submitted in order to discharge both conditions above in so far as they relate to the ground floor commercial unit (Unit B) as shown on drawing no. A004.

It is respectfully requested that conditions 16 and 17 attached to planning permission reference 137127/JO/2023 are discharged on the above basis.

Scope of Application Submission

The following supporting documents have been submitted via planning portal in support of this application:

- This covering letter produced by ROK Planning;
- The completed application form and relevant planning application fee of £145;
- A copy of the original Decision Notice (ref. 137127/JO/2023); and
- Noise Technical Note prepared by KR Associates (dated January 2024).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Matthew Roe (matthew.roe@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



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