

15th December 2022



Planning
Manchester City Council
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

RE: DISCHARGE OF CONDITION NOS. 6 & 7 OF PLANNING PERMISSION 125980/FO/2020

Please find enclosed an application for the discharge of condition nos. 6 and 7 of planning permission 125980/FO/2020. The relevant permission was granted in April 2020 for the change of use of Units 1b and 1c, 8 First Street, to Class D2 gym use. This application is submitted on behalf of Pure Gym Limited.

Condition no. 6 of planning permission 125980/FO/2020 required the approved acoustic insulation scheme to be completed before the use commences and for a post-completion report to be submitted to the City Council to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation. This application is accompanied by an Acoustic Technical Note prepared by RBA Acoustics which includes details of post-completion testing. This confirms that there is no noise break-out from the gym unit (i.e. it is effectively inaudible) and that impacts on residential accommodation are therefore acceptable.

Condition no. 7 requires the submission and approval of a post-completion report to verify that all the target plant noise attenuation levels have been met. The Acoustic Technical Note confirms that fixed plant items have been installed to the roof and that noise from the gym plant was significantly lower than that of the adjacent landlord's plant. Consequently, it was not possible to undertake measurements of noise from the gym's plant in isolation. It is noted that the closest noise-sensitive property is 50 metres to the north of the gym (Innside Manchester Hotel) and that given this distance it is clear that the target plant noise levels are being complied with.

We trust that this provides sufficient information to enable the discharge of conditions 6 and 7, and look forward to hearing from you shortly. If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,

JONATHAN WADCOCK
Director