Paul Butler Associates
Planning, Development & Heritage Consultants

12 December 2025

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

Ljr181203/tf15

FAO Jennifer Atkinson

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 136605/JO/2023 relating to 'Variation of condition 31 (Highways Works) attached to planning permission 134503/JO/2022 to remove reference to the provision of street trees'

On behalf of our client Paragon Developments (formerly Beech Holdings), we 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 136605/JO/2023 which was approved by Manchester City Council on 30 January 2024.

As you may be aware we previously applied to discharge this condition (ref: CDN/24/1126). However, it was determined that the condition could not be discharged as further details were required by the EHO, these related to noise associated with the Gym and the potential need for mitigation.

Now that this development is complete and the apartments are occupied, Paragon Developments are keen to discharge this outstanding condition. If there are further queries raised by the EHO post submission of the application, then we will look to address these as soon as possible. We would highlight that My Apartments – the Lettings / Management Company for the development – have confirmed that they haven't received any noise complaints from tenants/homeowners regarding the gym.

Condition 14 'Scheme of Acoustic Insulation' 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. Following receipt of comments from the Council, a subsequent Memo (ref: M019-C) dated 28 January 2025 was prepared by Sandy Brown which relates to the post completion acoustic testing required to discharge this condition.

The condition discharge application fee (£298) 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

[redacted]

Tom Flanagan MTCP MRTPI
Director