

Ian Jarvis

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

05 February 2026

Dear Sir/ Madam,

**Application to Discharge Conditions 7, 8, 9, 10 and 12 of Permission 144740/JO/2025|
Army Reserve Centre, Ardwick Green, North Manchester, M12 6HD.**

AshtonHale have been instructed on behalf of Manchester CCRC Trust LTD ('the Applicant') to submit an application to discharge conditions 7, 8, 9, 10 and 12 pursuant to planning permission LPA Ref. 144740/JO/2025 at the former Army Reserve Centre, Ardwick Green. Application Ref. 144740/JO/2025 was approved on 04 February 2026 and permitted the variation of condition wording attached to application ref. 136050/FO/2023 , to allow for the phased occupation of the site.

The 2023 change of use planning application (ref. 136050/FO/2023) proposed the conversion of the former army barracks building into a place of worship and was submitted by a previous site owner. Although the planning approval covered the occupation of the entire site, the current Applicant acquired the property only after this approval had been granted.

The building had remained vacant since 2018, was first sold in 2020, and subsequently changed ownership again in 2023 when purchased by the Applicant. At the point of acquisition, the Applicant inherited the building in a deteriorated condition and acknowledged that significant remedial works would be necessary to prevent further decline and to restore the premises for full operational use.

Currently, the Church occupies only a limited number of rooms for public activities. The poor condition of several areas restricts full occupation, leaving the majority of the building unused.

Visitors to the site primarily utilise the 1950s garage extension which serves as a multifunction room for things like worship, courses, conferences, meetings and is available as weekday community co-working space.

In order to address the deteriorating condition of the listed building, the Applicant has submitted three applications to Manchester City Council following their acquisition of the site. The first comprised a listed building consent application to replace the existing drill hall roof and second floor roof light to address their failing condition, this application was approved by the Council in March 2025. The second application, seeking full planning permission and listed building consent, was submitted to the Council in June 2025 for the proposed erection of a part three/part two storey extension to form entrance and stairway together with the formation of a roof terrace following demolition of existing extensions. This application is yet to be determined.

Both of these applications submitted by the Applicant have sought approval for essential works to the historic army barracks building in order to save its fabric from deterioration and enable the full and safe use of the site.

As the 2020 change of use application related to the whole site, the associated conditions were not able to be completely complied with as the site cannot be fully accessed in areas due to its deteriorating state. As such, a S73 application (Application Ref. 144740/JO/2025) was submitted by the Applicant and approved in February 2026, in order to amend the wording of the conditions associated with application ref. 136050/FO/2023 to allow for the phased discharge of conditions to align with the phased occupation of the building .

In accordance with the approved condition wording of application ref. 144740/JO/2025, the Applicant wishes to discharge the following conditions which relate to the partial occupation of the site (current phase)- please see attached plan refs 2411-SKM-Z0-00-D-A-007100 and 2411-SKM-Z0-00-D-A-007101:

Condition 7

Condition 7 notes:

Prior to first occupation of the premises full details of any necessary measures, to prevent parking on the footway, in the vicinity of the site, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the proposed accommodation first being brought into use.

At present, the parking provision at the Church associated with the current occupied phase of the building is significantly underutilised by the existing occupiers of the site. The premises include seven designated indoor parking spaces for visitors; however, these spaces are rarely used due to the site not being fully operational. To discourage on-street parking, parking bollards have been installed along Downing Street adjacent to the Church. Furthermore, the Church actively promotes the use of sustainable modes of transport for visitors, thereby supporting the reduction of on-street parking within the surrounding area.

Condition 8

Condition 8 states:

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be

submitted to, and approved by, the City Council, as Local Planning Authority, before the use in that part of the building commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved (or phased occupation if relevant) confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

No fumes, vapours, or odours will be emitted or discharged from the currently occupied areas of the building, as shown on plan refs 2411-SKM-Z0-00-D-A-007100 and 2411-SKM-Z0-00-D-A-007101. There is no kitchen extract or plant that requires extraction or discharge. As such, there is no requirement to discharge this condition in relation to the present occupation of the site.

Condition 9

Condition 9 notes:

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be submitted to, and approved by, the City Council, as Local Planning Authority, before the use in that part of the building commences. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development (or phased occupation if relevant) a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Condition 10

Condition 10 notes:

a) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a

rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme 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 site.

In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be submitted to, and approved by, the City Council, as Local Planning Authority, before the use in that part of the building commences. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme (or phased occupation if relevant) a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report.

The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

To discharge Conditions 9 and 10 in relation to the initial phased occupation of the site, E3P has prepared a Noise Impact Assessment to evaluate key noise sources in the vicinity of the site and their potential impact on nearby receptors.

In compliance with Condition 9, E3P assessed the likelihood of amplified sound breakout affecting existing receptors, referencing guidance provided in Manchester City Council's Planning & Noise Technical Guidance.

For Condition 10, E3P has assessed the installed plant items to inform the necessary calculations. The assessment results indicate that rating levels are expected to remain well below the background sound level at receptor locations.

Accordingly, no adverse impact is anticipated from the operation of fixed plant items during daytime periods within the initial phase of occupation, demonstrating compliance with Condition 10. Furthermore, with mitigation measures in place, the assessment confirms that no adverse impact is predicted at any time, day or night, as a result of the proposed sound sources.

Condition 12

Condition 12 notes:

a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

In instances where phased occupation of the building is necessary, details relevant for each phase of occupation (including a plan to show the extent of that phase) will be submitted to, and approved by, the City Council, as Local Planning Authority, before the use in that part of the building commences.

b) Prior to occupation of the development (or phased occupation if relevant) any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

No EV charging units are required for the currently occupied part of the building. Under Approved Document Part S of the Building Regulations, EV charging points are not typically required for a non-residential change of use with fewer than 10 parking spaces, so the seven spaces within the covered car park would generally fall below the threshold for EV charging provision. As previously noted, the existing parking spaces within the premises remain significantly underutilised. Additionally, no new boiler installation is needed, and so there is no requirement to formally discharge this condition for the initial phase of occupation.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please feel free to contact me or my colleague Neil Lucas

[REDACTED]

Yours sincerely,

[REDACTED]

Cait O'Dowd
Planner

[REDACTED]
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AshtonHale Ltd