

4 December 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA

Dear Jennifer

Waterhouse Gardens, Manchester – Application for Discharge of Conditions 18, 19a and 19b

Please find enclosed an application for the discharge of conditions 18, 19a and 19b attached to Planning Permission ref. 138031/JO/2023. This application is in relation to Waterhouse Gardens located within Manchester City Centre.

Background

Planning permission (ref. 118831/FO/2018) was granted on Site on 19 January 2018, for:

“Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works”

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended.

Following this and the discharge of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence.

In addition, a Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and approved in March 2024. This represents the operative consent.

Condition Discharge

This section sets out the relevant conditions and documents that have been submitted in support of the application.

Conditions 18, 19a and 19b – Acoustic Insulation

The wording of Condition 18 is as follows:

Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first use of each commercial unit and gym area within each phase as indicated on drawings 0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; 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 within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use.

The wording of Condition 19a is as follows:

Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first occupation of the residential accommodation within each phase hereby approved, the 4 accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority.

Condition 19b is worded as follows:

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 occupation of the residential accommodation within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use.

For clarity, Conditions 18 and 19a have already been discharged in relation to Blocks C and D as per the approved Phasing Plan (0022-SP-ZZ-XX-DR-A-91000) under LPA Ref. CDN/25/0659 and CDN/25/0287 respectively. This application therefore seeks to discharge Condition 18 and 19a for blocks A, B, E and F and Conditions 19b for all blocks.

To support the discharge of Conditions 18, 19a, and 19b an Acoustic Verification Report has been prepared by Jameson Acoustics, providing full details of implemented acoustic insulation and relevant post completion testing. The schedule contains all relevant information as requested by the above condition wording.

For completeness, the following documents have been submitted in support of this application:

- Waterhouse Gardens Blocks C and D Acoustic Verification, prepared by Jameson Acoustics
- Waterhouse Gardens, Technical Note (Blocks C and D Acoustic EHO Comments), prepared by Jameson Acoustics (approved under LPA Ref. CDN/25/0287 provided again for context)
- Waterhouse Gardens Acoustic Report Blocks A, B, E, F, prepared by Jameson Acoustics

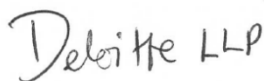
Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-14540468.

A fee has been paid to Manchester City Council for £383 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 18, 19a and 19b as outlined above.

If you require any further details, please contact my colleague Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451).

Kind regards



Deloitte LLP