

30 January 2026

F.A.O Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer

**Diecast – Application for Discharge of Conditions 4, 5, 6 and 12 of Planning Permission Ref:
142386/FO/2025**

Please find enclosed a condition discharge application in relation to Diecast, Planning Permission Ref: 142386/FO/2025. The application is submitted by A Very Inc. (the “Applicant”).

This application is submitted to discharge conditions 4 (Acoustics – Night Market), 5 (Plant Equipment Acoustics – Night Market), 6 (Fumes Vapour and Odour – Night Market), and 12 (Events Management Plan) attached to Planning Permission 142386/FO/2025.

Planning Permission Reference 142386/FO/2025 approved the following description of development:

“Permanent use of building as a mixed-use commercial development, comprising retail, leisure, office and drinking establishment uses (Sui Generis); Retention of elevational alterations to building including structures within the external areas; and Proposed external alterations including introduction of fire exit/staircase on Ducie Street, boundary treatment to a recycling and bin store, creation of openings to Store Street in association with retail units together with entrances, fire escapes and WCs on Ducie Street and Store Street for the Night Market.”

Conditions Discharge

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This section sets out the relevant condition wording and the documents that are submitted in support of the application for discharge of conditions 4, 5, 6 and 12.

Table 1 below confirms the condition and supporting information submitted with this Application.

Table 1: Condition, Partial or Full Discharge, and Submitted Information

	Condition Wording	Partial or Full Discharge	Supporting Information
4	Acoustics – Night Market <i>(a) Notwithstanding the submitted Noise Impact Assessment, prepared by Jameson Acoustics: 22198-RP-1-R2, prior to the first use/occupation of the night market / events space, as shown on Drawing No. 343 - 411C, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the this premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority.</i> <i>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, whilst ensuring internal noise inside residential properties in the 63HZ and 125Hz octave frequency bands are controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.</i> <i>(b) Prior to the first use/occupation of the night market / events space as shown on Drawing No.343 - 411C, a verification report shall 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 non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.</i>	Partial Discharge - part (a) only	Approved Noise Impact Assessment prepared by Jameson Acoustics (Approved under Ref: 142386/FO/2025, submitted for reference) Noise Assessment Addendum prepared by Dragonfly Consulting *NB – Section 3.0 of the addendum report by Dragonfly Consulting, states that part b) can only be completed with the spaces operating as the highly reverberant nature of both event spaces means that music noise levels when occupied by customers will be notably lower than unoccupied. On this basis, it is requested that this information is prepared and submitted 3 weeks after the first use.

	Condition Wording	Partial or Full Discharge	Supporting Information
	<i>Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.</i>		
5	Plant Equipment Acoustics – Night Market <i>(a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, to the night market / events space as shown on Drawing No. 343 - 411C, details shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i> <i>For the avoidance of doubt, any 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 5 dB (L_{aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location.</i> <i>(b) Prior to the first use of the night market / events space as shown on Drawing No. 343 - 411C, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.</i>	Full Discharge	The Applicant confirms there is no external plant equipment in relation to the Night Market.

	Condition Wording	Partial or Full Discharge	Supporting Information
6	Fumes Vapour and Odour – Night Market <i>(a) Prior to the first of use of the night market / events space as shown on Drawing No. 343 - 411C, should fume extraction be required, a scheme to extract fumes, vapours and odours from the premises shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the night market / events space and thereafter retained and maintained in situ.</i> <i>(b) In the event a scheme is approved under part a), prior to the commencement of the first use/occupation of the night market / events space to the northeast of the site, as shown on Drawing No. 343 - 411C, approved confirmation shall be submitted to and approved in writing by the City Council as Local Planning Authority that the approved scheme has been implemented.</i>	Full Discharge	The Applicant confirms there is no fumes extract in relation to the Night Market.
12	Events Management Plan <i>Within 1 month of the date of this permission, an Events Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:</i> <i>(a) Details of the types of events that would be held within the spaces including any servicing arrangements required for each event.</i> <i>(b) Details of a contact to allow neighbours to report any servicing or drop off/pick up issues.</i> <i>(c) How pedestrian activity is controlled such as queuing etc.</i> <i>(d) How vehicle/taxi drop off and collections is controlled and measures to prevent any impact on the highway.</i>	Full Discharge	Events Management Plan prepared by the Applicant

Condition Wording	Partial or Full Discharge	Supporting Information
(e) <i>Contact details to allow neighbours to reach out if servicing or drop off and pick up is causing issues.</i> <i>The approved Events Management Plan hereby approved shall be kept in operation at all times thereafter and shall be used in conjunction with the approved Crowd Management Plan (prepared by FGH and received 13 May 2025) and Egress & Dispersal Management Plan (prepared by FGH and received 27 March 2025).</i>		

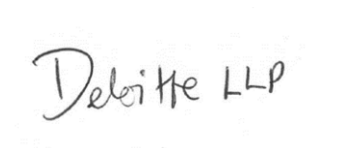
Summary

In addition to the documents listed above and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-14665782.

A fee has been paid to Manchester City Council for £298, 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 4, 5, 6, and 12 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Katie Wray (0161 455 6350 / kawray@deloitte.co.uk) and Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



For Deloitte LLP

Encl.