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21st November 2025

Angela Leckie,
Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

Port Street – Application to Discharge of Conditions 11 (a) and (b) (Drainage) and 16(b) (Acoustics – Residential) attached to Planning Permission Ref. 132489/FO/2021 (as amended)

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of Condition 5, 22b and 25 as attached to Planning Permission Ref. 132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024, 142363/NMC/2025 and 144294/NMC/2025).

Background

On 7th October 2022, Planning Permission Ref. 132489/FO/2021 was granted for Port Street in Manchester City Centre for:

> *"Erection of a part-33, part-11, part 9, part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works."*

Following the granting of planning permission, subsequent applications for Non-Material Amendments were submitted to Manchester City Council ("MCC") to reflect internal and external design changes, and amendment of time triggers for specific conditions in line with the construction programme. These changes are covered by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025, summarised as follows:

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- Application Ref. 135938/NMC/2023 (Approved 25/01/23) – Internal design changes and amendments of time triggers to allow for a timely start on site for the contractor;
- Application Ref. 138008/NMC/2023 (Approved 18/09/23) – Internal and external changes following design development;
- Application Ref. 140874/NMC/2024 (Approved 06/09/24) – External Façade changes to incorporate decorative screening to ground floor louvres; and
- Application Ref. 142363/NMC/2025 (Approved 02/05/25) – Amendments to landscaping scheme, including new footpath connections, removal of the proposed gate to Great Ancoats Street and the introduction of a retaining wall with flashing detail to prevent water ingress and retain the pedestrian footpath adjacent to the Port Street Podium Block.
- Application Ref. 144294/NMC/2025 (Approved 12/11/25) – Amendments to sub-divide one of the commercial units, facilitate minor modifications to the tower detailing and amend the wording of conditions 2 (Drawings), 34 (Public Realm), 34 (Highways Works), 37 (Retail Occupation) and 38 (Fire Exits).

Condition Discharge

Condition 11 (a) and (b)

Condition 11 wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

> *"No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
>
> *a) Verification report providing photographic evidence of construction as per design drawings;*
>
> *b) As built construction drawings if different from design construction drawings;*
>
> *c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime*

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Condition 11 Part (c) was discharged on 20/01/25 under application ref. CDN/24/1122. This submission seeks to discharge the remaining parts a and b of Condition 11.

Table 1 below, outlines the information submitted to discharge Condition 11 (a) and b). The submitted information details the implementation, maintenance and management of the sustainable drainage scheme and includes a verification report and where relevant, built construction drawings.

Table 1. Summary of Condition 11 (a) and (b) Submission Documents

Document Name	Document Ref.
Drainage As Built Model	N/a
Renaker Port Street Manchester – CCTV Survey Inspection Report	Dated 12.11.2025

Condition 16 (b)

Condition 16 wording (as established within the original decision notice (Ref. 132489/FO/2021)) is as follows:

> *"Notwithstanding the recommendations within the Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics , stamped as received on 13-12-21 , before the facade is installed details of the following shall be submitted:*
>
> *a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial premises including the specification for service risers /lift shafts; details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing.*
>
> *The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.*
>
> *shall be submitted to and approved in writing by the City Council as local planning authority.*
>
> *The following noise criteria will be required to be achieved:*
>
> *Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)*
>
> *Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq*

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b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation (within at least 10% of the apartments) shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme."

Condition 16 Part (a) was discharged on 16/08/24 under application ref. CDN/24/0481. This submission seeks to discharge the remaining parts b of Condition 16 relating to the post-completion report.

Table 2 below, outlines the information submitted to discharge Condition 16(b). The submitted information confirms all of the recommended mitigation measures have been installed and effectively mitigate any identified adverse noise impacts in the residential accommodation.

Table 2. Summary of Condition 16 (b) Submission Documents

Document Name	Document Ref.
Acoustic Verification Report	Prepared by Fisher Acoustics

Application Submission

The application (ref. PP-14487726) has been submitted via Planning Portal. The application comprises this covering letter, the information set out in Tables 1 and 2, and the application form. The associated application fee and Planning Portal service charge totalling £383.00 will be paid online following submission.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of the condition outlined above.

If you have any queries regarding this submission, please do not hesitate to contact me or my colleagues Michael Percival (mipercival@deloitte.co.uk / +44 (0)161 455 6672) or Izzy Sankey (isankey@deloitte.co.uk / +44 (0)330 138 6654).

Yours sincerely

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