Paul Butler Associates
Planning, Development & Heritage Consultants

15 May 2026

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

Ljr/201451.CD/tf

FAO Jennifer Atkinson

Dear Mrs Roscoe,

Land bounded by Polygon Street, Stockport Road and Brunswick Street, Ardwick, Manchester M12 6AN

On behalf of our client GGC Polygon Manchester Ltd, we are pleased to submit 2 x applications for the 'Approval of Details Reserved by Condition'. We are seeking to discharge condition 11 (previously condition 12 on original consent 128340/FO/2020) attached to application 145090/JO/2026 which was approved on 19 March 2026; and, conditions 7 and 14 attached to application 132590/FO/2021 which was approved on 9 February 2022.

The conditions for which approval is sought under the 2 x applications, and the information that is submitted, is set out below:

Application 145090/JO/2026: Variation of Condition 4 (Environmental Standards) from Planning Approval 128340/FO/2020 to allow compliance with a revised Environmental Standards Statement.

Condition 11: Residential Acoustic Insulation states;

Notwithstanding the noise assessment stamped as received by the City Council, as Local Planning Authority, on the 9 October 2020,

(a) prior to the first occupation of the residential element of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Stockport Road and the Apollo shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b)Prior to the first occupation of the development, 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

Response: A Noise Condition Discharge Report (Ref: 32292/RP1, dated 11/05/2026) has been prepared by Hann Tucker Associates. The report confirms that internal ambient noise level measurements have been taken from 4no. different apartments across the development. In 2 of the apartments the measured noise levels complied with the condition requirements; in one of the apartments the noise levels complied with the exception of a night time ambient noise level that was likely the result of occupants leaving the O2 Arena and an external siren which is considered to be atypical; and, in the other apartment noise levels failed to meet the criterion due to faulty seals around the window. These seals were repaired, the internal noise levels retested, and it confirmed that the noise levels are expected to be met during both the daytime and nighttime hours.

Application 132590/FO/2021: Reconfiguration of ground floor to form residential amenity space and communal areas, creation of commercial unit (use class E) or additional residents communal area following removal of car parking with associated elevational alterations.

Condition 7: Commercial Units, Residents lounge, Co Working Spaces and Gymnasium Acoustic Insulation states:

Prior to the first use of commercial unit, residents lounge, co working spaces and gymnasium as indicated on drawing 2066-ABWA-Z1-01-DR-A-(20)-0100 stamped as received by the City Council, as Local Planning Authority, on 23 December 2021, a scheme of acoustic insulation for those spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 the first use of those spaces within phase D2, 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Response: The Noise Condition Discharge Report (Ref: 32292/RP1, dated 11/05/2026) also considers he requirements of this condition. The report confirms that an assessment of the commercial units has considered noise transfer to the apartments above and noise egress through the façade. Calculations have then been carried out to establish the limited operational noise for each unit that will ensure compliance with the requirements of the condition, and limit the outbreak of noise from the commercial units.

Condition 14: Scheme to Extract Fumes, Vapours and Odours states:

Prior to the first use of the residents lounge, co working spaces and gymnasium as indicated on drawing 2066-ABWA-Z1-01-DR-A-(20)-0100 stamped as received by the City Council, as Local Planning Authority, on 23 December 2021, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Response: Please find attached drawing 3435-CWC-XX-00-DR-M-5701 P01 'Ground Floor Base Build Ventilation Services Layout' prepared by Crookes Walker Consulting which provides details of the extraction scheme for the development.

We have previously looked to discharge this condition (under application: CDN/25/0605), however a query was raised regarding the equipment identified on the right of the drawing – the curved pipe and flat extract i.e. what this related to and where this is located.

The project manager for the development has confirmed that the equipment relates to extracts from the laundry and bike store; and, that these are hidden behind the parapet wall to Polygon Street and will therefore not be visible. Hopefully this response is sufficient. That said, and specifically in relation to this condition, we can confirm that no commercial kitchens (and therefore associated kitchen extraction) are proposed within the resident's lounge, co-working spaces and gymnasium.

The condition discharge application fees will be paid electronically following the submission of the application.

If you require any further information in order to determine the applications, please do not hesitate to get in touch.

Yours sincerely

[redacted]

Tom Flanagan MTCP MRTPI
Director