AshtonHale

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

27 May 2026

Dear Sir/ Madam,

**Application to Discharge Condition 9 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 condition 9 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 S73application (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 condition 9 of the permission. This condition relates 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 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.*
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> *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.*
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> *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.*

To support the discharge of Condition 9 in relation to the initial phased occupation of the site, E3P prepared a Noise Impact Assessment which considers the principal noise sources in the surrounding area and their potential effects on nearby receptors. In accordance with Condition 9, the assessment also examined the potential for amplified sound breakout to affect existing receptors, with reference to Manchester City Council's Planning & Noise Technical Guidance. E3P have concluded that, as the Noise Impact Assessment did not identify any requirement for mitigation, a separate Noise Management Plan is not necessary in this case.

In addition, a fused spur and sound limiter system was installed at the site on 20 May 2026 by JSM Building Solutions. A Works Completion Note for this installation has been submitted as part of this application.

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 (neil.lucas@ashtonhale.co.uk) .

Yours sincerely,

