9th June 2026
Delivered via Planning Portal

Sue Wills
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Sue,

APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 16 ATTACHED TO PLANNING PERMISSION REF. 143675/JO/2025 - 466-472 MOSS LANE EAST

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition 16 attached to planning permission ref. 143675/JO/2025 which was approved by Manchester City Council ('the Council') on 22nd May 2026. This application is submitted via Planning Portal (ref. PP-14996924) accompanied by the requisite planning fee of £309.00.

Background
As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

> "*Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East*".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

> "*Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation*".

A range of design changes was proposed to these consented developments under application refs. 139659/JO/2024 and 139660/JO/2024, and subsequent variation of condition applications, namely 143675/JO/2025 and 143607/JO/2025. This application seeks to discharge condition 16 associated with 143675/JO/2025.

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Condition 16
Condition 16 relates to the requirements of a verification report for plant and equipment noise levels:

> *"a) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to its installation, the scheme, including any necessary mitigation, shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site.*
>
> *b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved verification report shall be submitted to and approved in writing by the City Council as Local Planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non - conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria."*

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of condition 16:

- Noise Impact Assessment Installation of Roof Plant (ref. SA - 7710 Acoustic Report), prepared by Sound Advice Acoustics Ltd

The abovementioned report confirms that the resulting emissions from the site running on a worst-case scenario show no conflict with 'low impact' criteria and give a strong indication that complaint and impact on the local amenity is unlikely provided the recommended acoustic works are implemented as detailed.

I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Steven Healey
Senior Planner

[redacted]