Your Ref: PP-14985559
Our Ref: HPD/DSP/MS/25/170
Date: 10 June 2026

Hybrid Planning & Development Limited
Studio 11
6-8 Cole Street
London
SE1 4YH

www.hpduk.com

+44 (0)20 3633 1678
+44 (0)7802 438317
mshadforth@hpduk.com

Manchester City Council
PO Box 532
Town Hall
Manchester
M6O 2LA

Dear Sir/Madame,

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 (NOISE) IN RESPECT OF PLANNING PERMISSION 145211/FO/2026, 77 MOSLEY STREET, MANCHESTER, M2 3HR

On behalf of our client, Joe & The Juice UK Limited, please find enclosed an application to discharge Condition 3 in relation to planning permission LPA ref: 145211/FO/2026

Condition 3 states:

"Prior to the installation of the 2no. louvres on the northern corner elevation of the building hereby approved, either a scheme that demonstrates that the any plant, equipment or servicing utilising the louvre will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the louvre, plant, equipment and/or servicing so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b. Prior to the first operation of the louvre, plant, equipment and/or servicing, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the louvre, plant, equipment or servicing achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.."

The documents accompanying this application are listed below:

- Duly completed Application Form;
- Noise Impact Assessment prepared by ES Acoustics; and,
- Covering Letter prepared by Hybrid Planning & Development (this document).

The statutory application fee of £309 has been paid electronically by card following submission of this application via the Planning Portal.

Accordingly, we trust that you will have sufficient information to discharge Condition 3a, but should you require any further information, please do not hesitate to contact me in the first instance.

Yours faithfully,

[redacted]

Max Shadforth
PLANNER