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26 June 2026

Planning Department
Manchester City Council
PO Box 532
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M60 2LA

FAO Jack Naven

Dear Jack,

Grosvenor Building, Manchester – Applications for Discharge of Conditions (Planning Permission ref. 144741/FO/2025 and Listed Building Consent ref. 144158/LO/2025)

Please find enclosed two separate condition discharge applications in relation to the Grosvenor Building, Manchester, approved under Planning Permission ref. 144741/FO/2025 and Listed Building Consent ref. 144158/LO/2025. The applications are submitted by Manchester Metropolitan University ('the Applicant') and are covered by this single cover letter for ease of reference.

The first application seeks to discharge Conditions 4a and 5 attached to Planning Permission ref. 144741/FO/2025, which has the following description of development: "*Installation of external lighting and 2no. louvre panels to the south elevation*."

The second application seeks to discharge Conditions 3, 4 and 5 attached to Listed Building Consent ref. 144158/LO/2025, which has the following description of development: "*Listed Building Consent for internal and external alterations.*"

Conditions Discharge

This section sets out the relevant condition and documents that are submitted in support of the application for discharge of the relevant conditions. Table 1 shows the wording of Conditions 4a (Plant Noise) and 5 (Louvre Design) of Planning Permission ref. 144741/FO/2025, alongside the submitted information for full discharge of Condition 5 and the partial discharge of Condition 4. Table 2 shows the wording of Conditions 3 (Louvre Details), 4 (Wall Linings), and 5 (Wall Infill) for Listed Building Consent ref. 144158/LO/2025, alongside the submitted information for full discharge.

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Planning Permission

Table 1: Planning Permission Condition Discharge and Information Submitted

Condition Wording		Partial / Full Discharge	Documents Submitted	Justification
4a	*Plant Noise* *Notwithstanding the 'Noise Impact Assessment R2447-REP01-SJW' produced by Red Acoustics, received by M on 11 December 2025, prior to the installation of 2no. extract louvres on the South Elevation of the building, either a scheme that demonstrates that any plant, equipment or servicing that will vent out through the 2no. extract louvres 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 any plant equipment 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.* *For the avoidance of doubt, the following is required to be confirmed in the updated Noise Impact Assessment:* – *The table in section 6.0 of the originally submitted noise impact assessment does state the nighttime noise levels will be complied with, but it isn't clear how that has been calculated given no nighttime background noise monitoring data is provided, just the 'early morning' measurements, which is 51dBA. The dominant noise during the measurement period was traffic noise, which is typical for daytime in that area, but during the nighttime noise from traffic will be lower and it is likely that the nighttime background noise levels will be much lower than 51dBA. Without this further confirmation being provided, it would be requested that the equipment is turned off to ensure compliance with the requirements of the condition.* – *The requirement for the nighttime assessment is to ensure that the equipment meets the condition criteria at the quietest time, the background noise assessment was done at 10am on a Tuesday which does not represent a typical quiet period of time in that area. The purpose of the condition is to ensure there is no disamenity to residential properties (there are residents in Cavendish Halls) but also prevents 'noise creep' in the area.*	Partial	Noise Impact Assessment (ref. R2447-REP01B-SJW) prepared by Red Acoustics Limited, dated 20th March 2026.	The Noise Impact Assessment includes 24-hour background noise monitoring data, confirming that the predicted plant noise levels are significantly below the typical background (LA90) levels at the nearest noise-sensitive residential location (Cavendish Hall) for both daytime and nighttime. Thus, the submitted information demonstrates compliance with the 5dB (LAeq) below LA90 requirement and ensuring low impact, and adherence with condition 4a. Part 4b condition discharge will be submitted in 3 months' time to enable full discharge. The application will consist of a verification report to validate that the plant equipment achieves a rating level of 5dB (LAeq).

Condition Wording		Partial / Full Discharge	Documents Submitted	Justification
	The development shall then be carried out in accordance with the approved details.			
5	***Louvre Design*** *Notwithstanding the details as set out in condition 2 above, prior to the installation of extract louvres on the South Elevation of the building, the full and final details of the louvres, including the manufacturers specification, and a sample of the louvres design, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, these louvres should present a decorative solution.* *The approved details shall then be implemented as a part of the development.*	Full	Proposed New Ventilation Louvres Installed Within Existing Window (ref. 1002B-CAA-XX-ZZ-DR-A-017180) prepared by Cassidy + Ashton, dated 10th June 2024 IMG_0425 and IMG_0426 Product Specification Sheet (RAL-6012-Gloss-Safety-Sheet	The drawing (1002B-CAA-XX-ZZ-DR-A-017180) presents the proposed decorative louvre design, with a profile explicitly inspired by the building's existing terracotta wall vents, ensuring a sympathetic and harmonious solution in accordance with Manchester City Council consultation on 9 March 2026. Sample photos were shared with the case officer and approved on 10th June 2026 (IMG_0426 and IMH_0425). The product specification is: AE80016601220 ALESTA AP RAL 6012 BLACK GREEN GLOSS SMOOTH

Listed Building Consent

Table 2: LBC Condition Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted	Justifiifcation
3	***Louvre Design***	Full	Proposed New Ventilation Louvres	Please refer to justification for

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Condition Wording		Partial or Full Discharge	Documents Submitted	Justififcation
	3) Notwithstanding the details as set out in condition 2 above, prior to the installation of extract louvres on the South Elevation of the building, the full and final details of the louvres, including the manufacturers specification, and a sample of the louvres design, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, these louvres should present a decorative solution. *The approved details shall then be implemented as a part of the development.*		Installed Within Existing Window (ref. 1002B-CAA-XX-ZZ-DR-A-017180) prepared by Cassidy + Ashton, dated 10th June 2024	condition 5 of Planning Permission 144741/FO/2025
4	*Wall Linings* *Notwithstanding the details as set out in condition 2 above, prior to the installation of the MDF Wall Linings, in addition to the 'Lime Plastering Report Grosvenor Building MMU', received by the City Council as the Local Planning Authority on 28 January 2026, a lime repair specification and a full methodology for the repairs to be undertaken should the MDF wall linings be removed in future, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.* *The approved details shall then be implemented should the MDF wall linings ever be* removed *in the future.*	Full	13434-CAA-XX-XX-T-A-00900_S2-P1_NBS-M20-Lime-Plaster prepared by Cassidy + Ashton, dated April 2026	The supporting document provides a lime repair specification and a full methodology for future lime plaster repairs, ensuring adherence to conservation best practices as required by the condition.
5	*Wall Infill* *Notwithstanding the details as set out in condition 2 above, prior to the installation of the Helifix wall ties on the building, a sample finish from any infilling associated with the helifix tie penetrations into the stonework, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.* *The approved details shall then be implemented as a part of the development.*	Full	An image of the Repair Mortar material sample (ref. IMG 1084) has been submitted as part of the condition discharge.	Based on the photos shared with MCC on 2nd of April 2026 - MCC determined that the stone colour sample was acceptable.

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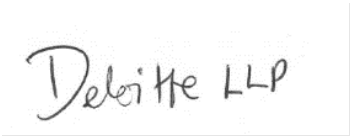
Summary

In addition to the documents listed in Table 1 and Table 2 above and this Covering Letter, the application also comprises the Application Forms, submitted through the Planning Portal under ref. PP-15037735 (Planning Permission) and ref. PP-15040352 (Listed Building Consent).

A fee has been paid to Manchester City Council for £400 for the Planning Permission and £0 for the Listed Building Consent, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of the conditions, as outlined above. If you require any further details, please do not hesitate to contact my colleague Tom Young (020 7007 1007/ tomryoung@deloitte.co.uk).

Yours sincerely



For Deloitte LLP
Encl.