14th July 2026
L260714 SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL: Reference: PP-15079759

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 5a OF PLANNING PERMISSION: 143714/FO/2025
THE HIVE, 51 LEVER STREET, MANCHESTER, M1 1FN
GROSVENOR OEI LIMITED

Introduction

We write on behalf of our client, Grosvenor OEI Limited, to apply to discharge Condition 5 of Planning Permission Ref: 143714/FO/2025.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Plant Noise Emissions Report, prepared by MZA Acoustics

Relevant Planning History

On 10th October 2025, planning permission was granted for External alterations to building facade including creation of new entrances, modification to existing mesh screen, installation of roof top plant and associated screen and installation of fume extraction equipment (Ref: 143714/FO/2025) (the '**2025 Permission**').

The 2025 Permission was granted subject to 11 conditions. This application seeks to discharge Condition 5 Part A.

<u>Condition 5 – Noise Strategy</u>

Condition 5 of the 2025 Permission states as follows:

a) Prior to the commencement of any works to the roof, all ancillary plant and equipment shall be selected and acoustically insulated in accordance with a scheme 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 equipment, including mitigation measures, calculations providing in a rating table to include reductions used for distance and screening to demonstrate how the rating at the report has been determined.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Externally mounted ancillary plant, equipment and servicing 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.

In accordance with the requirements of Condition 5, we enclose a Plant Noise Emissions Report, prepared by MZA Acoustics.

We trust that the details included in the submitted document are acceptable to the LPA and request written confirmation that Condition 5a has been formally discharged.

Summary and Conclusion

This application seeks approval for matters reserved by Condition 5 of Planning Permission: 143714/FO/2025.

The documents submitted in support of this application provide all the necessary information required by the LPA.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett-Bass or Brad Wiseman at these offices.

Yours faithfully

[redacted]

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