Ms Sue Wills
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Ref: 032-010
Submitted via Planning Portal

7th August 2026

Dear Ms Wills,

Land off Ambrose Street, Manchester, M12 5DD

Application for Discharge of Conditions 13b, 14b and 15b of Planning Permission Ref. 144161/JO/2025

We write on behalf of Storage World (the *"Applicant"*) to formally submit an application to discharge conditions **13b** (Secured by Design Accreditation), **14b** (Sustainability Verification), and **15b** (Noise Verification) attached to the above-approved development.

As you are aware, the proposal relates to the self-storage facility originally granted planning permission on 26 January 2024 (ref. 135680/FO/2022), subsequently amended via Section 73 application approved on 31 October 2025 (ref. 144161/JO/2025). Following practical site completion and handover to the operator, Shurgard, this application seeks final formal discharge of these post-completion verification conditions.

Condition 13b: Secured by Design

Condition 13b requires written confirmation of Secured by Design (SBD) accreditation prior to occupation/use of the development.

Following physical site inspection by Greater Manchester Police (GMP) Design Out Crime Officers, confirming full compliance of the physical building shell, external boundary treatments, and active operational security systems, formal accreditation has now been granted.

We enclose the official Secured by Design Gold Award Certificate (Ref: 2022/0219/SBD/01, dated 22nd July 2026) issued by Greater Manchester Police. This confirms that the completed development achieves full Gold Award compliance in

recognition of measures taken to design out crime and satisfy Building Regulations for security, fulfilling the requirements of Condition 13b in full.

Condition 14b: Sustainability Verification Report

Condition 14b requires the submission of a post-construction verification statement confirming that the approved renewable and sustainability measures have been implemented in full, supported by photographic documentary evidence and testing.

To fulfil this requirement, we submit the Sustainability Verification Report and associated compliance documentation prepared by Build Energy Ltd (Ref: BE 18953, V3 dated 6 August 2026), which confirms the following:

- **Carbon Emission Reductions & Policy ENE04 Compliance:** The as-built SBEM calculation demonstrates a Building Emission Rate (BER) of 2.63 kgCO_2/m^2/year against a baseline target of 3.45 kgCO_2/m^2/year. This delivers an overall 23.77% carbon emission reduction, comfortably exceeding the 10% betterment target required under Policy ENE04 of the Manchester Core Strategy.
- **Energy Performance Certificate (EPC):** An *'As-Built'* EPC has been issued (Certificate No: 8155-8641-7686-9043-0542, dated 7 August 2026) achieving an Asset Rating of A (23).
- **Air Permeability:** Final air pressure testing undertaken on site achieved an air permeability rate of 4.27 m^3/(h · m^2) at 50 Pa, significantly bettering the Building Regulations limiting standard of 8.00 m^3/(h · m^2).
- **Renewable Energy Installation:** A 9.32 kWp solar photovoltaic (PV) array has been successfully installed on the south-facing roof pitch, estimated to generate approximately $8{,}500$ kWh/year of clean electricity on site. Dated aerial photographic evidence confirming installation is included within the report.
- **Energy Efficiency Measures:** High-efficiency Daikin Air Source Heat Pumps (ASHP) with SCOP values up to 5.10, mechanical ventilation with heat recovery (89% efficiency), and 100% low-energy LED lighting (efficacy 98–157 lm/W) with automatic controls have been installed throughout.

Condition 15b: Acoustic/Verification Report

Condition 15b requires a post-completion acoustic verification report to validate that the operational mechanical plant conforms to the parameters established within the approved Noise Impact Assessment (Ref: 21044-RP-PNA-01 V3 by Build Energy Ltd) submitted under Condition 15a.

Following the building becoming operational, post-completion acoustic testing was undertaken on site (week commencing 27 July 2026) to record active noise levels across the installed mechanical plant suite (comprising the condenser unit, supply fans, and extract fans). We submit the formal Acoustic Verification Report, which confirms that:

- The as-built mechanical plant installation operates strictly within the permissible rating levels established by Manchester City Council (-5dB below baseline background sound levels).
- No unexpected tonal or impulsive acoustic characteristics were recorded, fully validating that operational noise criteria are satisfied at the nearest sensitive receptors without requiring secondary mitigation.

Conclusion

We trust the enclosed documentation is sufficient for the Council to formally discharge Conditions 13b, 14b, and 15b. Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

[redacted]

Sophie Stanton
Senior Planner

cc: Storage World