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Our Ref: EH/JB/04C500347
Your Ref: PP-15166841

18th August 2026

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
MANCHESTER
M60 2LA

Submitted via Planning Portal: PP-15166841

Dear Mrs Atkinson,

APPLICATION FOR THE DISCHARGE OF CONDITION 19A (ACOUSTIC INSULATION FOR NON-RESIDENTIAL AREAS) IN RELATION TO PLANNING PERMISSION REF. 138294/FO/2023 ON LAND AT PLYMOUTH GROVE, MANCHESTER

On behalf of our client, Plymouth Grove Property Developments ('the Applicant'), please find enclosed an application to discharge condition 19a (acoustic insulation for non-residential areas) pursuant to planning permission 138294/FO/2023 on land at Plymouth Grove, Manchester.

Condition 19a – Acoustic Insulation for Non-Residential Areas

Condition 19a states:

> *"(a) Prior to any above ground works, a scheme of acoustic insulation for the non residential areas (gym, residential spaces) within the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
> *Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively."*

In response to condition 19a, the following documents have been submitted:

- Note from MZA Acoustics (ref: 1701253-DN-PCD-0001.1)

Summary

All the submission material to support the application has been submitted via the Planning Portal (PP-14741957). The application fee of £309 (plus £91 Planning Portal Service Fee) has been paid via BACS payment.

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I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely,

[redacted]

James Borley
Associate

[redacted]

For and on behalf of Avison Young (UK) Limited