RAPLEYS

Development Management - Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref: AL/24-02681
Your ref: PP-15246931
Date: 24th September 2026

Dear Sirs,

RE: DISCHARGE OF CONDITION APPLICATION FOR CONDITION 9: NOISE MITIGATION AND ACOUSTIC INSULATION UNDER FULL PLANNING PERMISSION REF: 143689/LO/2025 FOR ARCH 77 WHITWORTH STREET, MANCHESTER, M1 5WQ.

We act on behalf of The Arch Company and have been instructed to submit a discharge of condition application to part discharge Condition 9a under full planning permission listed building consent ref: 143689/FO/2025:

> *"Use of the property for Class E (Commercial, Businesses and Services) or drinking establishments with expanded food provision (Sui Generis) with external and internal refurbishment works".*

Condition 9 states:

> *a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed 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.*
>
> *The approved noise insulation scheme shall be completed before the use as a restaurant / bar commences.*
>
> *(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority.*
>
> *(c) In the event of non-conformity any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning*

Rapleys LLP is registered as a limited liability partnership in England and Wales. Registration No: OC308311
Registered Office: Unit 3a The Incubator The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon. PE28 4XA Regulated by RICS

Authority, before operation of the any of the above approved plant including internally and externally mounted ancillary equipment can commence.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To protect the amenity of adjacent residents and building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

Condition 9a requires the submission of detailed noise mitigation and acoustic insultation plan in the interest of residential amenity. A detailed noise mitigation and acoustic insultation plan has been prepared by SGP Architects which meets the relevant information which adheres to the requirements of this condition.

The application has been submitted online via the Planning Portal (PP-15246931), and is supported by the following documents:

- Application Form signed and dated
- Decision Notice Ref: 143689/FO/2025
- Detail Nosie Mitigation and Acoustic Insultation Plan prepared by SGP Architects
- Planning Letter, prepared by Rapleys LLP

A payment of 408.00 (including Planning Portal Service Charge) to cover the planning application fee has been paid to Manchester City Council via the Planning Portal.

CONCLUSION

We trust that the submitted details satisfy the requirements of the conditions and request that they are discharged at the earliest opportunity, to facilitate the implementation and construction of the development without delay.

We look forward to receiving the Council's written confirmation of the registration of the application. Should you have any queries on the submission, please contact Abraham Laker on the details below.

Yours faithfully,

