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Angela Leckie
Manchester City Council Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

6 October 2026

Planning Portal Reference: PP-14385753

Dear Angela,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 12 (ACOUSTIC)
PLANNING CONSENT: 120149/FO/2018
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ

Please find enclosed a planning application to discharge condition 12 (Acoustic) of Planning Consent: 120149/FO/2018 concerning Car Park Between 57 And 59 Ducie Street, Manchester, M1 2JQ. The application has been made on behalf of the applicant, Urbano Red Ltd , and has been submitted online via the Planning Portal (PP- 14385753).

The application comprises:

- Completed planning application form;
- 25091-L04-BT Ducie St Noise Levels – prepared by dBx Acoustics
- Planning Application Fee of £309

BACKGROUND

On 19 March 2019, the following application was approved by Manchester City Council:

'Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.'

This application is seeking to discharge Condition 12 (Acoustic).

CONDITION 12

Condition 12 states:

> *'Before any above ground works commence a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the*

dwelling units are occupied. ***Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation****.'*

Previously, the first part of Condition 12 was discharged under App Ref: CDN/22/0063. This submission seeks to address the second part of the condition highlighted in bold above. In support of this submission the following report is submitted:

25091-L04-BT Ducie St Noise Levels – Prepared by dBx Acoustics.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Nikki Sills
Partner