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Our Ref: 04C500209
Your Ref: 143415/JO/2025

15 October 2026

Ciara Gettinby
Manchester City Council
Floor 6, Town Hall Extension
Albert Square
P.O Box 532,
Manchester,
M60 2LA

Dear Ciara,

DISCHARGE OF CONDITIONS APPLICATION - 4 ANGEL SQUARE - OFFICE DEVELOPMENT CONSENTED UNDER PLANNING PERMISSION REF: 143415/JO/2025

On behalf of our client, Bank of New York Mellon Corporation (the Applicant), please find enclosed an application for the approval of details reserved by condition 40(b) of planning permission 143415/JO/2015 at 4 Angel Square, NOMA.

The condition discharge application has been submitted online via the Planning Portal and a payment of £408.00 has been made on submission of the application (PP-15306817). This letter sets out the information submitted and the condition wording to which they relate.

Condition 40

> *"a) Prior to the first use of the ancillary gym/fitness centre and cafe, as indicated on drawing referenced U8881_D_0_300 Rev T1 received by the City Council, as Local Planning Authority, on the 9 July 2025, details of how these areas of the building will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment. For the avoidance of doubt, where entertainment noise is proposed the Laeq (entertainment noise) shall be controlled to 10 db below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location.*
>
> *b) The approved scheme shall be implemented and prior to the first use of the ancillary gym/fitness and the cafe, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."*

Part (a) of this condition have been discharged by Manchester City Council on 15th October 2026 (app ref: OTH-2026-001263). This application relates to part (b) of the condition.

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In order to discharge part (b) of this condition please find enclosed the Noise Verification Report prepared by Sandy Brown (ref: 026008-M011-A Planning condition 40 part b - Entertainment noise egress verification) dated 2nd October 2026.

I trust the information submitted is acceptable and allow the Local Planning Authority to discharge part (b) of condition 40, however if there are any queries, please do not hesitate to get in touch with myself.

Yours sincerely,

[redacted]

Joseph Smith
Associate Director

[redacted]