

08 March 2022

FAO Jennifer Connor
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

Dear Jennifer,

Base, Manchester Science Park - Application for Discharge of Conditions 18a and 19a of Planning Permission Reference: 125018/FO/2019

Please find enclosed an application for the discharge of Condition 18a (Acoustic Insulation) and 19a (Acoustic Insulation – Maker Space and Workshop) attached to Planning Permission Reference: 125018/FO/2019. This Planning Permission relates to a new five storey office building at Manchester Science Park, which is located within the Manchester Oxford Road Corridor area.

The Applicant is Bruntwood Scitech Limited.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 18a – Acoustic Insulation

The wording of Condition 18a as set out on Planning Permission Reference: 125018/FO/2019 is as follows:

“Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a rating level (LAeq) of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.”

To support the discharge of Condition 18a, please find enclosed External Plant Noise Assessment, prepared by Stroma. The assessment considers the cumulative plant noise impact from fixed building services equipment associated with the new building relative to pre-development background sound levels measured during a site noise survey carried out by BDP in April 2019.

The Assessment indicates that plant noise rating levels at the most exposed residential noise sensitive receptors will fall below the existing representative background sound level during the day (07:00 to 23:00) and night (23:00 to 07:00).

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Part b of Condition 18 requires that a Verification Report is submitted prior to occupation of the development, as agreed with Manchester City Council via email communication on 28th January 2022. Verification testing will be carried out to ensure that predicted noise levels are met prior to occupation and an application will subsequently be submitted to Manchester City Council to enable the full discharge of Condition 18.

Considering the above information, we therefore request that Condition 18 is partially discharged in relation to discharging part a only.

Condition 19a – Acoustic Insulation Make Space and Workshop

The wording of Condition 19a as set out in Planning Permission Reference: 125018/FO/2019 is as follows:

“The Maker Space and ancillary workshop 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 designed by an approved acoustic consultant and shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.”

To support the discharge of Condition 19a, please find enclosed an Acoustics Technical Note, prepared by Stroma. This note summarises the noise insulation scheme proposed and provides a detailed assessment of external noise breakout.

Calculations indicate that the rating level of noise break out from all four Maker Space units will be at least 7 dB below the lowest measured pre-construction background sound level. When assessed in line with BS41421, this is classed as an indication of a low noise impact.

Considering the above information, we therefore request that Condition 19 is partially discharged in relation to part a only.

As confirmed via email communication with the Case Officer on Friday 28th January 2022, part b of Condition 19 is not required to be discharged until completion of the acoustic insulation of the Maker Space.

The Submission

The documents set out in Table 1 are submitted through the Planning Portal (Ref: PP-11035188) in support of application.

Table 1 – Summary of Application and Supporting Documents

Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP
Application Form	Prepared by Deloitte LLP

Condition 18a	External Plant Noise Assessment, prepared by Stroma
Condition 19a	Acoustics Technical Note, prepared by Stroma

The application fee of £116.000 has been paid to Manchester City Council (plus an administrative fee) via the Planning Portal.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact myself or my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084)

Yours sincerely



John Cooper
Deloitte LLP