

16 November 2021
Delivered by email

Ms. Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Ms Leckie

**RE-DISCHARGE OF PLANNING CONDITION 16 PURSUANT TO PLANNING PERMISSION 127317/FO/2020,
LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW**

On behalf of our client, Packaged Living (Freof V Heyrod) LLP ('the applicant'), an application to re-discharge Condition 16 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP- PP-10399841).

This application comprises the following information:

- Completed application forms
- This covering letter
- Condition 16:
 - Noise Impact Assessment, prepared by Cass Allen (ref. Noise Impact Assessment RP01-20728-R0)
 - Noise and Vibration Assessment Report, prepared by Hydrock (ref. 15429-HYD-XX-XX-RP-1001-P01).

The requisite fee of £116.00 has been paid via the Planning Portal.

BACKGROUND

Full planning permission was granted for application ref. 127317/FO/2020 on 9 February 2021 for the land at No. 2 Heyrod Street, Manchester for the following development:

Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) carparking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.

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This permission relates to the redevelopment of land at No. 2 Heyrod Street, which comprises Plot D of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space, as well as a significant component of a bespoke joint public realm scheme with other developments within the PSE SRF area.

The permission is subject to a number of planning conditions. A number of applications have been submitted to Manchester City Council (MCC) seeking to discharge the relevant pre-demolition and pre-commencement conditions (ref. CDN/21/0242; CDN/21/0379; CDN/21/0522; CDN/21/0558; CDN/21/0708). All the applications have been approved, with the exception of application ref. CDN/21/0708 which is currently being determined. This includes the application which discharged Condition 16, amongst other conditions (ref. CDN/21/0379). This application seeks to re-discharge Condition 16 in light of updated technical evidence being provided.

DISCHARGE OF CONDITIONS

Condition 16: Acoustic Insulation (residential)

Condition 16 requires a scheme for acoustically insulating and mechanically ventilating the residential accommodation prior to the commencement of development, stating:

Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads and the adjacent tram and any mitigating vibration and reradiated noise levels associated with the operation of the adjacent tram line shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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 in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority.

Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The previously submitted Noise and Vibration Assessment Report, prepared by Hydrock and approved under application ref. CDN/21/0379, discharged the pre-commencement elements of the condition. Since submission and approval of the Noise and Vibration Assessment Report by Hydrock, further technical work has been undertaken by Cass Allen in relation to the potential impacts of noise on the development.

The enclosed Noise Impact Assessment (ref. Noise Impact Assessment RP01-20728-R0), prepared by Cass Allen, seeks to assess the acoustic insulation requirements for the residential accommodation within the development. The Assessment concludes that, in order to meet the requisite noise criteria outlined within the wording of Condition 16, a glazing specification of 30 dB (weighted sound reduction index + spectral correction) is required on

part of the north eastern and north western facades, with a glazing specification of 27 dB (weighted sound reduction index + spectral correction) required on the remaining façades. The exact glazing specification required is detailed within Appendix 5 of the Assessment. The glazing specification varies from that of the previously approved Noise and Vibration Assessment Report by Hydrock as a result of updated technical evidence relating to the average noise levels across the development site.

It is however important to note that the conclusions in relation to vibration in the previously submitted Noise and Vibration Report by Hydrock under application ref. CDN/21/0379 still remain applicable to the scheme. For the avoidance of any doubt, the report concluded that that reradiated noise from ground-borne vibration associated with nearby tram movements will not significantly impact the proposed development and therefore no specific mitigation measures are required. The report prepared by Hydrock, as previously approved, is re-submitted within this application for completeness. The submitted Noise Impact Assessment (ref. Noise Impact Assessment RP01-20728-R0) only seeks to supersede and re-discharge the pre-commencement element of the condition in relation to noise, with the conclusions of the previously approved Hydrock report remaining in-situ in relation to vibration.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with the re-discharge of Condition 16 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact me (will.hannah@turley.co.uk) or Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely

Will Hannah
Assistant Planner

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