

REF: R00463/MR/BH/MF

Planning Services
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

15th September 2021

Dear Planning,

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION 4 (ACOUSTICS) OF PLANNING
PERMISSION 121186/FO/2018
PARKWAY GATE, 50 CHESTER STREET, MANCHESTER, M15 6JH
UNITE STUDENTS**

I write on behalf of our client, Unite Students (the Applicant) to enclose an application to discharge Condition 4 (acoustics) of planning permission 121186/FO/2018 at the above site.

Background to Planning Application

This discharge of condition application relates to Condition 4 of planning permission which was granted on 4th December 2018 (LPA Ref. 121186/FO/2018) for

'Use of the ground floor commercial unit as a common room, study area, games area, TV areas and reception for use in association with the existing student housing accommodation (Sui Generis) and conversion of existing office space and common room to student housing (Sui Generis) comprising 1no. 3 bed cluster flat and 1no. 6 bed cluster flat. External alterations comprising new windows and curtain wall glazing and single storey extension to infill opening between the facades.'

Discharge of Condition 4

Condition 4 (Acoustics) of planning permission 121186/FO/2018 states:

"Before the development hereby approved commences a scheme for acoustically insulating the proposed student residential accommodation against noise from the Mancunian Way and Chester Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The scheme must take into account the retained building fabric in addition

to the new building fabric. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time and to determine the appropriate sound insulation measures necessary. 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 LAmax,F by more than 15 times)*
- *Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq*
- *Gardens and terraces (daytime) 55 dB LAeq*

Additionally, 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.

Upon completion of the development and before the residential use becomes operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This shall include monitoring in the completed flats to confirm the internal levels are being achieved (including the 63 and 125 Hz octave bands). This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented."

Within the External Building Fabric Assessment and the External Building Fabric Assessment (Re-Fenestration) prepared by RBA Acoustics it is concluded that the in assessment of the glazing requirements to ensure suitable internal noise levels, this is achieved within the proposed conversion rooms at the development with reference to BS 8233:2014. The Delayed Environmental Noise Survey Proposal states that the glazing specifications would remain the same and thus the new change in façade construction has no material effect on the outcome, conclusions or specifications of the aforementioned assessment prepared by RBA Acoustics as the performance for the existing SIPs construction and the newly proposed SFS system are comparable, acoustically. Thus, the documents prepared by RBA Acoustics to demonstrate compliance with the acoustic insulation of student accommodation from nearby busy roads. It is concluded that the submitted details meet the requirements to discharge Condition 4 of planning permission 121186/FO/2018.

Contents of Application Submission

The following supporting documents have been submitted via the Planning Portal:

- The completed application form;

- This covering letter produced by ROK Planning;
- The relevant planning application fee of £116.00;
- External Building Fabric Assessment prepared by RBA Acoustics;
- External Building Fabric Assessment – Re-Fenestration prepared by RBA Acoustics; and
- Delayed Environmental Noise Survey Proposal prepared by RBA Acoustics

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal

acknowledgement of the application.

Yours faithfully,



Matthew Roe

Director

ROK Planning

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