



Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

62260296
25 August 2021

Dear Sir/Madam,

**DISCHARGE OF CONDITION 4 OF PRIOR APPROVAL REF: 122519/P3OPA/2019
12 MINSHULL STREET, MANCHESTER, M1 3FR**

On behalf of Rose Gold Ltd, please find enclosed an application to discharge the remaining part of Condition 4 of prior approval ref: 122519/P3OPA/2019 for change of use from offices (Class B1) to apartments (Use Class C3) comprising 39 no. studios at 12 Minshull Street, Manchester M1 3FR.

The following documents are submitted in support of this application:

- Application form; and
- Noise Validation Report (ref: NVT/9672/21/10064 dated 24 August 2021) prepared by ENS.

The planning application fee of £116 has been paid to Manchester City Council via the Planning Portal.

CONDITION 4

Condition 4 states:

"Prior to installation of the proposed glazing and additional ventilation; confirmation of the details of these and compliance with the recommendations within table 5.1 of the Noise Impact Assessment prepared by Environmental Noise Solutions Ltd referenced NIA/7368/17/7294/v3/MinshullStreet and dated 17 August 2017 received by the City Council as local planning authority on 25 January 2019 shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall comply with the recommendations of the Sound Insulation Assessment Report prepared by Wardell Armstrong referenced CA10471 and dated February 2019 received by the City Council as local planning authority on 27 February 2019 and the recommendations of the Noise Impact Assessment prepared by Environmental Noise Solutions Ltd referenced NIA/7368/17/7294/v3/MinshullStreet and dated 17 August 2017 received by the City Council as local planning authority on 25 January 2019.

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.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy."

As required by Condition 4, on 3 September 2020 an application was submitted on behalf of Rose Gold Ltd (ref: CDN/20/0562), providing details of the proposed glazing and ventilation, which included trickle vents and openable windows. The application was approved on 18 December 2020, confirming that the details were acceptable, partially discharging the condition and enabling development to commence. As such, the approved glazing and ventilation were subsequently installed.

In accordance with Condition 4, the applicant has now undertaken noise verification testing to demonstrate that the approved noise mitigation measures ensure compliance with the criteria set out in Condition 4. The results of the noise verification testing are set out in the enclosed Noise Validation Report, and they conclude that the development does readily demonstrate compliance with Condition 4. As such, we request that Condition 4 is now discharged in full.

CONCLUSION

I trust the enclosed information is sufficient to discharge the remaining part of Condition 4. However, please let me know if you have any queries or require any additional information.

Yours sincerely



Fraser Dann
Principal Planner

Encl. As noted above