

Our Ref: 2017-173
Your Ref: PP-10346480

Planning, Building Control & Licensing
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

By email only

Dear Sir/Madam,

Re: Brighton House, 273-275 Wilmslow Road, Manchester, M14 5JQ
Application to Discharge Planning Condition 4 of Application 129386/FO/2021

We write on behalf of our client, Peakstone Commerce Ltd, with an application to discharge condition 4 (a) of planning permission 129386/FO/2021 at Brighton House, 273-275 Wilmslow Road. This application is supported by the following documents:

- Noise Impact Assessment prepared by Hepworth Acoustics Ltd
- Application form

This application has been submitted online via the Planning Portal under reference PP-10346480 on 28th October 2021. The application fee of [£116] has been paid online.

Planning permission was granted on 23rd July 2021 for the following development;
'installation of access ramp and external air conditioning unit and ducting in associated with the use of the basement as a restaurant'.

As part of the planning permission, a number of conditions were imposed.

Condition 4 states the following;

- a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the installation of any plant hereby approved the scheme 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 site.*
- b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been 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 agreed noise criteria.*

To support the discharge of this Condition, a Noise Impact Assessment has been prepared by Hepworth Acoustics. This document includes an assessment of the site and surrounding area, measurements of background sound levels during representative periods of the weekday and recommends appropriate noise mitigation measures.

The document has calculated the noise impact for the proposed kitchen ventilation equipment, and it is considered that mitigation measures ensure that the noise impact will be within the noise control requirements of the condition.

This document provides sufficient information and justification to satisfy condition 4a. Prior to the occupation of the development, a verification report will be submitted in support of part B to confirm that the development has been undertaken in accordance with the measures outlined in this submission.

Summary and Closing

We trust you have sufficient information to validate this application and allocate it to an officer. If you require anything further, please don't hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'R White', with a stylized flourish at the end.

Rachel White
Senior Planner
On Behalf of NJL Consulting