

27 July 2021

Delivered via the Planning Portal

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

Ref: FORM3006

Dear Angela

**DISCHARGE OF PLANNING CONDITIONS 16 AND 17 PURSUANT TO PLANNING PERMISSION REF. 122000/FO/2018:
VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf our client, Forshaw Land & Property Group Ltd and Salboy Ltd ('the applicant'), I am pleased to enclose an application to discharge Condition 16 and 17 pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

This application has been submitted via the Planning Portal (ref. PP-10067677) and comprises the following information:

- Completed application forms
- This covering letter
- Acoustic Insulation Memorandum (residential), prepared by Hann Tucker Associates (ref. Condition 16 Residential Insulation 28367-PTM-4-R1-JLS)
- Acoustic Insulation Memorandum (commercial), prepared by Hann Tucker Associates (ref. Condition 17 Commercial Insulation 28367-PTM-5-R1-JLS)

The requisite application fee of £116 has been paid online via the Planning Portal.

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above

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partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings

This permission relates to the redevelopment Victoria House, which comprises Plot E 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.

The permission is subject to a number of planning conditions. Conditions 9 (archaeological works) and 38a (unexploded ordnance) have already been discharged by MCC (ref. CDN/21/0285), as well as Condition 33 (bats) (ref. CDN/21/0380) and Condition 22a (local labour proposal) (ref. CDN/21/0507). The applications for Condition 4 (demolition method statement) (ref. CDN/21/0356) and Condition 8a (contaminated land) (ref. CDN/21/0508) are currently awaiting determination.

This application seeks to satisfy the requirements of Conditions 16 and 17.

DISCHARGE OF CONDITION

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 LAmax,F by more than 15 times)

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

Gardens and terraces (daytime) 55 dB LAeq

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 enclosed Residential Acoustic Insulation Memorandum (ref. Condition 16 Residential Insulation 28367-PTM-4-R1-JLS) outlines the development's scheme for acoustically insulating the residential accommodation against external noise. The Memorandum outlines the assessment which has been undertaken in accordance with BS 8233's calculation method to determine the sound reduction performance requirements of residential facades. The Memorandum subsequently recommends the minimum octave band sound reduction performance requirements for all the residential window/cladding systems. These recommendations must be complied with when installing the residential window/cladding systems in order to meet the requirements set out within the condition. A post-completion report, which is required prior to occupation, will verify that the measures taken effectively mitigate any potential adverse noise impacts in the residential accommodation.

It is considered the enclosed Memorandum is sufficient to discharge Condition 16.

Condition 17: Acoustic Insulation (commercial)

Condition 17 requires a scheme for acoustically insulating the ground floor commercial uses prior to the commencement of development, stating:

Before the development commences a scheme for acoustically insulating the ground floor commercial to ensure that there is no unacceptable level of noise transfer from the ground floor uses to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

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 adjacent residential accommodation arising directly from the proposed development 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 enclosed Commercial Acoustic Insulation Memorandum (ref. Condition 17 Commercial Insulation 28367-PTM-5-R1-JLS) outlines the development's scheme of sound insulation between ground floor commercial units and first floor residential units.

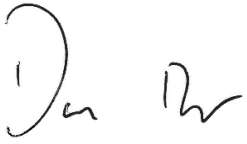
The ground floor commercial units shall be constructed to a shell specification (no ceilings) with the intention for tenants to fit-out their respective unit as required / desired, whilst the unit frontage shall be double glazed (laminate) in aluminium framing / curtain walling. The Memorandum demonstrates that the shell constructions will be capable of achieving the minimum airborne sound insulation requirement of Building Regulations' Approved Document E, and are therefore expected to be sufficient for the majority of prospective tenants/uses. The shell construction is however easily upgradeable, and as such 'nosier tenants' will therefore be able to enhance the sound insulation with the addition of plasterboard ceilings/linings. A 'nosier tenant' in this case is considered to be comprise a late night bar or gym use.

Prospective tenants are responsible for controlling the noise / vibration output so as to not adversely impact on neighbouring commercial / residential units. This shall be secured by including a suitable form of words in either the commercial lease agreements or in a tenant's handbook. The enclosed Memorandum provides draft wording for any such handbook. A post-completion report, which is required prior to occupation, will verify that the scheme effectively mitigates any potential adverse noise impacts of the commercial units on the above residential units.

It is considered that the enclosed Memorandum is sufficient to discharge Condition 17.

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 Conditions 16 and 17 pursuant to planning permission 122000/FO/2018. However, should you require any further information, please contact my colleague Amy Longmore (amy.longmore@turley.co.uk) or me.

Yours sincerely



Daniel Ramsay
Assistant Planner

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