

Development Management
Development Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/210603/KD

Submitted via the
Planning Portal

Landmark House
Station Road
Cheadle Hulme
SK8 7BS

+44(0)161 486 5025
www.euankellie.co.uk

24 June 2021

Dear Sirs or Madam,

Partial Discharge of Conditions 8, 9a and 12a in respect of Full Planning Permission 129082/FO/2021 – 16, 20 and 24 Kennedy Street, Manchester, M2 4BY

I am pleased to confirm that an application to discharge Conditions 8 (Acoustic Requirements), 9 (Externally Mounted Plant Details) and 12 (Air Quality Mitigation) in respect of Full Planning Permission Reference 129082/FO/2021, has been submitted via the Planning Portal (PP-09975144).

The application comprises the following documents:

- This Covering Letter;
- Completed Application Forms;
- Technical Acoustic Note (and Appendices A and B) prepared by WSP;
- Externally Mounted Plan Drawings prepared by WSP; and,
- Ventilation Drawings prepared by WSP.

The relevant conditions and associated submissions are set out in detail below:

Condition 8 - Acoustic Requirements

Condition 8 states:

8) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed 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, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The submitted Technical Acoustic Note (and Appendices A and B) prepared by WSP demonstrates that the proposals are able to comply with the pre-commencement requirements of Condition 8.

It is therefore respectfully requested that Condition 8 is partially discharged.

Condition 9a - Externally Mounted Plant Details

Condition 9a states:

9) 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 commencement of the use 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.

The submitted Externally Mounted Plan Drawings prepared by WSP demonstrate that the proposals are able to comply with the requirements of Condition 9a.

It is therefore respectfully requested that Condition 9 is partially discharged.

Condition 12a - Air Quality Mitigation

Condition 12a states:

12) a) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

The submitted Ventilation Drawings prepared by WSP demonstrate that the proposals are able to comply with the requirements of Condition 12a.

It is therefore respectfully requested that Condition 12 is partially discharged in respect of these works.

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me.

Kind regards,



Ellie Philcox
Director
ellie@euankellie.co.uk