



Paul Butler Associates

Planning, Development & Heritage Consultants

26 January 2021

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Carolyn Parry
REF – 125070/JO/2019

16.1097

Dear Carolyn

Heron House, 11-12 Albert Square, Manchester, M2 5HD
Application for Discharge of Condition – Planning Portal Reference PP-09452965

Please find enclosed an application for the discharge of Condition 4 of Planning Permission 125070/JO/2019. This application was approved on 3 December 2019, with the description of development stating:

'Variation of condition 2 (specified plans) attached to previously approved planning application 119728/VO/2018 to allow for additional screen/fence at roof level'

The description of development relating to Planning Permission 119728/VO/2018 was:

CITY COUNCIL DEVELOPMENT Extension of existing roof-top plant compounds along Brazennose Street, Lincoln Square and Lloyd Street sides of building together with installation of 3.03m high acoustic screening to new plant areas'

Discharge of Condition 4 is sought. The condition states:

'a) Any 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.

In order to achieve this, the development hereby approved shall be carried out in accordance with the recommendations within the Noise Impact Assessment from dBX Acoustics, ref. 18064 Heron House BS 4142 R02A, dated 31 October 2018

b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the plant and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance. These measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use.'

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In support of the discharge of this condition, please find enclosed a Noise Verification Report which has been undertaken by CSG Acoustics (Ref: C1806-T1). The report concludes that the requirements of the planning condition have been met.

We trust that the submitted document is sufficient to enable the discharge of this Condition. The application fee of £116 has been paid via the Planning Portal. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Don Murphy', with a stylized flourish at the end.

Don Murphy MPLAN MRTPI
Associate Director