

**Covering Note to Statutory Consultees on information provided within Condition Discharge
Application: CDN/20/0606**

The above application was submitted by Renaker Build Limited and includes information to discharge Conditions 19a and 57a attached to the Crown Street Phase 2 planning permission (126668/FO/2020). These conditions relate to acoustic insulation.

This application included an acoustic report prepared by Matt Fisher Acoustics which seeks to justify the relaxation of certain acoustic levels beyond the limits currently set out within Conditions 19a and 57a.

However, in tandem with the above, a Non-Material Amendment application (128226/NMC/2020) has been submitted by Deloitte LLP to amend the wording of Condition 19a and 57a to remove reference to these limits. This approach has been agreed through pre-application discussions with Manchester City Council's planning department. The proposed amendment is also consistent with what was previously agreed by Manchester City Council, in respect of the relaxation of acoustic limits for the approved Crown Street Phase 1 development.

The amended condition wording, as proposed within the Non-Material Amendment, is included below. This wording should be taken into account when considering the Condition Discharge application (CDN/20/0606). It is intended that both applications be considered concurrently to minimise construction delay.

19) a. Prior to the commencement of development within Phase A, as defined by Condition 3, a scheme for acoustically insulating the proposed residential accommodation against noise from the Mancunian Way and Chester Road, surrounding road networks, and any other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises, shall be submitted to and approved in writing by the City Council as local planning authority.

b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the acoustic report approved under part a. above and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units within Phase A are first occupied. Any instances of non-conformity with the approved acoustic report shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units within Phase A are first occupied.

57) a. Prior to the commencement of development within Phase B, as defined by Condition 3, a scheme for acoustically insulating the proposed residential accommodation against noise from the Mancunian Way and Chester Road, surrounding road networks, and any other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises, shall be submitted to and approved in writing by the City Council as local planning authority.

b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the acoustic report approved under part a. above and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units within Phase B are first occupied. Any instances of non-conformity with the

approved acoustic report shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units within Phase B are first occupied.