

Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

VIA PLANNING PORTAL ONLY

29909/A3/HW

16th April 2020

Dear Jennifer,

**RE: DISCHARGE OF CONDITIONS 10 AND 12 OF PLANNING PERMISSION 123453/JO/2019
AT THE CO-OP, UNITS 1-3, SMITHS YARD, BLOSSOM STREET, MANCHESTER M4 6AJ**

On behalf of our Client, the Co-op Estates, we hereby submit a planning application for approval of details reserved by Conditions 10 and 12 of planning permission 123453/JO/2019, as amended by non-material amendment reference 125809/NMC/2019 at the Co-op, Units 1-3, Smiths Yard, Blossom Street, Manchester.

Background

Planning permission was granted on 21st October 2019 for the variation of Conditions 1, 9, 17, 18 & 19 associated with planning permission 121809/JO/2018 to allow alterations to delivery and operating hours, amalgamation of commercial units 1, 2 and 3 into one unit together with elevational alterations to shop front (ref. 123453/JO/2019).

The Conditions relevant to our Client occupying Units 1-3 are Conditions 1, 10, 12, 15, 17, 19, 23, 25, 27, 28 and 40 of planning permission 123453/JO/2019. The remaining Conditions relate to the original development of Smiths Yard and are not relevant to our Clients proposals.

An application for a non-material amendment to planning permission 123453/JO/19 was approved by the Council on 9th January 2020. This makes minor amendments to the approved plans cited within Conditions 1, 10, 12, 15, 17, 19, 23, 25, 27, 28 and 40 of planning permission 123453/JO/2019 and includes amendments to Conditions 10 and 12 to allow the verification reports for the approved plant and acoustic insulation associated with the Co-op unit to be submitted within 3 months of first use. Only Conditions 10 and 12 include detail reserved by Condition. The remaining Conditions are for compliance only.

Set in this context, this application seeks approval for details reserved by Conditions 10 and 12 of planning permission 123453/JO/2019, as amended by non-material amendment reference 125809/NMC/2019.



FS 29637

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Conditions to be Discharged

Condition 10, as amended by application 125809/NMC/2019, states:

10) The plant associated with the cooperative commercial unit, as indicated on drawings SK_002 Rev C and PL_006 Rev I stamped as received by the City Council, as Local Planning Authority, on the 24 December 2019, shall be carried out in accordance with the following details:

- *PL-003 Rev C, PL-004 Rev F and PL-005 Rev C stamped as received by the City Council, as Local Planning Authority, on the 16 July 2019*
- *PL-002 Rev D stamped as received by the City Council, as Local Planning Authority, on the 9 September 2019*
- *Noise Assessment prepared by Hann Tucker Associates (26354/ENIA) stamped as received by the City Council, as Local Planning Authority, on the 16 July 2019*
- *Technical note prepared by Hann Tucker Associates (26354/PTM1) stamped as received by the City Council, as Local Planning Authority, on the 6 September 2019*

The approved scheme shall be implemented and within 3 months of first use, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Condition 12, as amended by application 125809/NMC/2019, states:

12) The cooperative unit as indicated as indicated on drawings SK_002 Rev C and PL_006 Rev I stamped as received by the City Council, as Local Planning Authority, on the 24 December 2019, shall be acoustically insulated in accordance with the following details:

- *Noise Assessment prepared by Hann Tucker Associates (26354/ENIA) stamped as received by the City Council, as Local Planning Authority, on the 16 July 2019*

For the avoidance of doubt the acoustic scheme shall include the upgrading to the flooring system via the installation of a mass barrier system comprising the following:

- *300mm (approx.) ceiling void beneath the floor slab;*
- *New mass barrier ceiling comprising two layers of 12.5 mm British Gypsum soundbloc plasterboard installed on a metal frame; and*
- *150 mm rigid insulation within the ceiling void.*

(b) The approved scheme shall be implemented and within 3 months of use of the cooperative unit, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City.

To demonstrate compliance with Conditions 10 and 12, Hann Tucker Associates have undertaken airborne sound insulation testing and plant noise measurements of the completed store which was opened on 13th March 2020. Enclosed with this application is a copy of their Project Technical Memorandum to support the discharge of Conditions 10 and 12.

The Memorandum concludes that the noises from the plant associated with the Co-op store does not exceed the set limits at nearby residential units during daytime operating hours and during night time operating hours. As such, no remedial mitigation is required, and Condition 10 can be discharged.

The results of the sound insulation tests of the ceiling build up forming the party floor of above residential units exceeds the criteria set for acoustic performance, therefore, no remedial mitigation is required, and Condition 12 can be discharged.

Summary

We trust the above information meets your requirements to be able to discharge the 2 x Conditions. However, should you require anything further, please do not hesitate to get in touch.

Yours sincerely

HANNAH WALKER
Planning Associate