

CONDITIONS DISCHARGE – CONDITION 7

1434 – MANCHESTER GRAMMAR SCHOOL

17th September 2025

Planning reference: **137612/FO/2023**

Sir / Madam,

Planning Condition 7 associated with approved application 137612/FO/2023 states the following:-

- 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 scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.*
- b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

The reason for the condition being applied is given as "minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site"; it should be noted that, as a result of the site being located within the centre of a large existing school campus the nearest adjacent property, not part of the school grounds, is over 200 metres away as shown on drawing L0001 submitted in support of this application for the discharge of condition 7. Therefore, there can be no realistic proposition of noise impact from the proposed externally mounted equipment impacting adjacent properties.

However, in line with good practice and in order to satisfy the schools internal requirements for creating a positive and healthy environment for study, the design of the external equipment has been developed to ensure the noise impact on classrooms is minimised. Firstly, the equipment is located adjacent to a primarily blank corridor wall of the existing English Building ensuring the corridor acts as acoustic buffer to the existing classrooms within this building. Secondly, this location also ensures the maximum possible distance from source to nearest classroom window. Finally, the location within the new courtyard space results in no impact on other parts of the school campus, and by extension the distant adjacent properties with the new building and existing English Building acting as acoustic barriers.

The noise impact assessment that is submitted to support this application shows how the design team have approached minimising the acoustic impact of the equipment. Furthermore, it should be noted that the equipment does not have a 'cooling' function and only serves the heating system and therefore it will be at its maximum operation, and highest acoustic impact, during cold weather when windows are likely to be shut

We trust the above explanation of the design rational and supporting information are sufficient to satisfy this condition and allow for a positive determination.

Yours sincerely,

Philip Etchells

Associate

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