

SANDY BROWN

Consultants in Acoustics, Noise & Vibration

Memo: M023-A

Date: 15 September 2025

Project: 23295

Pages: 2

From: TD

Reviewer: JA

Jersey Street, Ancoats, Manchester

Planning condition 20 discharge report (Jersey Wharf)

Sandy Brown has been appointed by John Sisk & Son Ltd to provide acoustic advice on the proposed new build Manchester Life Development Company 3 Ltd scheme at 66 Jersey Street in Manchester.

The proposal comprises two 8-storey buildings forming 190 residential apartments and ground floor commercial and amenity spaces.

Planning permission has been granted under application number 139289/JO/2024.

Planning conditions

Planning condition 20 relates to a scheme of acoustic insulation for the commercial units and states:

Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, and the Sandy Brown Planning Noise Report, stamped as received by the City Council as Local Planning Authority on 15 February 2024, prior to the first use of each commercial unit as indicated on drawing JWA-PRP-A1-GR-DR-A-002100 stamped as received by the City Council, as Local Planning Authority, on the 15 February 2024, a scheme of acoustic insulation for the commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Part b of the planning condition requires post completion testing to confirm the noise criteria has been met:

Prior to the first use of each of the commercial units, 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. A verification report and

measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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.

Planning condition 28 states:

There shall be no amplified sound or any amplified music at any time within the unit.

Sandy Brown planning noise reports

The Sandy Brown planning noise reports referenced within planning condition 20 include the following in relation to the commercial units:

- There will be no amplified sound or music within the commercial units.
- It is recommended that deliveries and collections to the commercial units be limited to be day only to minimise the risk of noise disturbance.
- Loading/parking noise egress will be controlled through the management of hours of operation and through the selection of quietly operating doors, to reduce noise when opening and closing.

Discussion

It has been agreed with MCC that testing is not necessary as there is no amplified sound.

The above measures in relation to amplified sound, deliveries/collections and loading/parking will be stipulated within the lease agreements for the commercial units.

On this basis, planning condition 20 parts a and b can be discharged.