9 October 2025

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Planning Portal Reference - PP-14393639

Dear Sir/ Madam

DISCHARGE OF PLANNING CONDITIONS 4b AND 5c PURSUANT TO PLANNING PERMISSION 141245/JO/2024 (S73) AMENDING ORIGINAL PLANNING PERMISSION 137424/FO/2023 FOR THE ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

FORMER SIMON HOUSE, BROWNLEY ROAD, MANCHESTER, M22 5RA

On behalf of the applicant Teledata UK Ltd we seek approval of details reserved by Conditions 4b and 5c which is required prior to the occupation of the building.

Condition 4b – Details of Acoustic Insulation

Condition 4b requires that:

> *"Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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".*

Condition 5c- Plant and Equipment

Condition 5c requires that:

> *"Prior to commencement of the use hereby approved 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".*

Information Submitted

The following details are submitted:

- Chiller Acoustic Commissioning Report – prepared by Quantum Acoustics

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Background

Planning permission for the data centre included permission for No.3 emergency standby generators at ground floor and a chiller deck above with 6x chiller units. At this stage it can be confirmed that the No.3 emergency standby generators together with No.3 of the chillers have been installed. The remaining chillers are not being installed at this stage. These are proposed for a later phase, but it is unknow when this would be. At this stage we therefore seek to validate the first phase of the plant only.

Quantum Acoustics were instructed to undertake acoustic commissioning of the plant that has been installed. The Chiller Acoustic Commissioning Report submitted in support of this application assesses the environmental noise emissions from the 3No chillers that have currently been installed. The plant area has been enclosed with an acoustic screen, comprising acoustic louvres. The submitted report assesses the environmental noise emissions from the 3No chillers to the nearest existing residential receptors, with reference to the requirements of Manchester City Council's planning condition.

The report assesses the noise from the No.3 existing noise receptors (R.1, R.2 and R.3) taken from the original noise assessment. Quantum Acoustics carried out the tests on 22 and 23 September 2025. At the time of this survey, 3No chillers were installed and operational. No generators were operational.

To comply with Manchester City Council's planning condition, the following environmental plant noise emission criteria are proposed to be achieved at 1 metre from the nearest noise sensitive residential windows:

Plant Noise Emission Limits L_{eq} dB re2x10^{-5}Pa	
Daytime (07:00 – 23:00)	Night-time (23:00 – 07:00)
38	32

The assessment concludes that noise emissions from the installed chillers when operating at typical worst-case nighttime conditions, to the nearest existing residential receptors, should comply with Manchester City Council's criteria.

The emergency generators are due to be tested within the next week, and the findings of this testing will be provided shortly.

Conclusions

We seek the discharge of planning condition(s) 4b and 5c pursuant to planning consent 141245/JO/2024 which amends original application 137424/FO/2023. We trust that the information provided is sufficient, however, if further information is required, we will be happy to provide this. We look forward to receiving confirmation of validation in due course.

Yours sincerely

[redacted]