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Our Ref: 05C200031
Your Ref: 137668/JO/2023



4th July 2025

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

Dear Jennifer,

Application for the discharge of Conditions 4b, 17 and 18b, pursuant to permission 137668/JO/2023 at Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking the discharge of Conditions 4b, 17 and 18b of planning permission 137668/JO/2023.

This application is submitted via the planning portal with reference number PP-14151950.

Further information submitted with this application is detailed below.

Condition 4b – Local Labour Proposal

a) The development shall be carried out in accordance with the Construction Local Labour Proposal (dated 13 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Please find enclosed the following:

- Rodney Street_Planning Condition 4 Final Report June 2025
- Rodney Street_MC Case Study
- Rodney Street_Sonny Bailey Journey into Wates
- Rodney Street_Summer Residential August 2024

Condition 17 – Noise

(a) Notwithstanding the Acoustic Planning Report (22013-R01-C) stamped as received by the City Council, as Local Planning Authority on 20 June 2022, prior to the first occupation of a building of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation each building of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of each building of the development, 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 have 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 not 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 in writing with the City Council, as Local Planning Authority, and thereafter be retained and maintained in situ.

Please find enclosed the following:

- 22013-R05-C Planning discharge report for condition 17a
- 22013-R11-A Planning discharge report for condition 17b

Condition 18b - External Plant - Noise

(a) Prior to the first occupation of a building of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) Prior to the first occupation of each development, 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 not 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 in writing with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

Please find enclosed the following:

- 22013-R12-A Plant noise egress verification report planning condition 18b

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely

