The Generator
Kings Wharf
Exeter
EX2 4AN

01392 581150
07979 518976

FOA Ms Ellie Knowles
Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

17th June 2025 Our Ref. A2962

Dear Ellie,

Chancellors Court, Moseley Road, Manchester, M14 6ZU

Application for approval of details reserved by condition, following the granting of planning permission for the '*Creation of ground floor management suite, and change of use of first floor from offices (Class E) to a create 1 apartment (Class Sui Generis)*', application ref. 140070/FO/2024.

Planning Portal ref.: PP-14086809

On behalf of our client, Red Brick I (GP) Ltd & Red Brick I Nominee Ltd, please find enclosed an application to discharge Condition 3 in relation to planning permission ref: 140070/FO/2024 that was granted on 8th October 2024.

The condition is reproduced below, for completeness:

3.

a) *Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Moseley Road and the ground floor Management Suite shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. Any necessary scheme to address overheating shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax, F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq*

b) *Prior to first occupation of the first floor residential unit, 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 the internal noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall*

be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

In accordance with part a) of Condition 3, a Thermal Assessment has been undertaken by The FES Group. The report concludes that a dynamic simulation using the initial specification was undertaken, and determined that all occupied spaces achieved compliance with Criterion 1-3 requirements under CIBSE TM52 guidelines by passing two or more of the specified criteria.

With regard to part b) of Condition 3, a Noise Assessment has been undertaken by NOVA Acoustics Ltd to establish the prevailing sound levels at the proposed development site. The findings have been used to assess the suitability of the site for residential use. The assessment demonstrates that the proposed development will meet the requirements of the relevant British Standard and planning guidance, subject to the recommended mitigation measures.

I trust that this application will meet with your support but please contact me if you require any further information at any stage of the application process.

Yours faithfully,

