

Downtown Victoria North

Planning Condition 17

(a) Prior to the first occupation 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 (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation 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 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. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

McGoff Construction Limited confirm the following (a):

Block 1

There are 2no Smoke Extract Fans situated on the roof – see attached pdf (23C002-6820-16 and 6820-17.pdf)

Smoke Extract Fans are installed as part of the fire strategy of the development. The smoke extract fans will only be in use under fire conditions (and will not be running day to day). In the event of a fire, the fans operate as a push/pull system, the purpose is to clear smoke from the corridor and stair core to allow safe evacuation of the building occupants.

Block 2

There is 1no Smoke Extract Fan located on the roof – see attached pdf (23C002-6820-16 and 6820-17.pdf)

The smoke extract fan is installed as part of the fire strategy of the development. The smoke extract fan will only be in use under fire conditions (and will not be running day to day). In the event of a fire, the fan will operate to clear smoke from the corridor / stair core to allow safe evacuation of the building occupants.

Block 3 & 4

There is no mechanical plant situated on the roof in either blocks.

(b) Prior to first occupation a verification report will be issued following post completion testing to confirm the noise criteria rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location has been met.

D McHugh 23.04.25