

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

Email Ruth.owen@cushwake.com
Direct +44 (0)161 235 7627
Mobile +44 (0)75 00572 858

27th March 2025

Dear Sir or Madam,

Details Required to Discharge Conditions 3a and 3b Pursuant to Application Ref: 141921/FO/2025 for the Installation of External Condenser Unit and Associated Fencing.

Cushman & Wakefield, on behalf of FedEx ('the applicant'), hereby apply to Manchester City Council to discharge conditions 3a and 3b pursuant to application ref: 141921/FO/2025 for the installation of external condenser unit and associated fencing.

Condition 3: Noise Assessment

As set out in the Decision Notice dated 20th February 2025 condition 3 states:

a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme 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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

The following information has been submitted as part of this application:

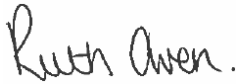
- Noise Impact Assessment, Report Ref. J005477-8734-SH-02, Dated 24th March 2025

As set out within the Noise Impact Assessment the proposed condenser unit would ensure the condenser unit is 5dB (LAeq) below the typical background (LA90) noise level. As such, the assessment confirms that the noise criteria has been met and would not result in adverse impacts on the nearby noise sensitive receptors.

All of the above relevant information has been submitted electronically via the Planning Portal.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries, please do not hesitate to contact me.

Yours sincerely



Ruth Owen MRTPI
Planning Consultant
Cushman & Wakefield - Planning