APPENDIX TO AGENDA
(LATE REPRESENTATIONS)

Planning and Highways Committee	20 February 2025	**Item No.**	11
Application Number	141816/FO/2024	**Ward**	Miles Platting & Newton Heath Ward

Description and Address
Retention 21m temporary lattice mast, supporting 3 No. antenna, 2 no. dishes, 2 no. cabinets and compound for temporary period of 12 months

Land At Lower Vickers Street, Manchester, M40 7LX

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1. Director of Planning – Further observations

Further to the list of conditions provided within the printed report, clarification is provided in relation to conditions 4 and 5. This has resulted in the renumbering of condition 6 due to the change in sequence.

In the interests of enforceability, Condition 4 is reworded as follows:

a. *Within 28 days of the date of this decision, the generator shall be acoustically treated in accordance with a scheme designed to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.*

b. *Within a further 14 days, a verification report, which will include post-completion testing, shall be submitted to the City Council as local planning authority to validate that the acoustic insulation of the generator achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.*

c. *In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90), then any measures/changes required to achieve conformity shall be carried out within a further 14 days.*

d. *Any required measures/changes and verification shall continue within a further until conformity has been achieved and agreed in writing by the City Council as local planning authority.*

Reason - To minimise the impact of the development and to prevent a general increase in preexisting background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan and policies DM1 and SP1 of the Manchester Core Strategy.

Following a review of condition 5 and further to the section in the report which refers to the impact to air quality, it is considered that as the impact to air quality is protected by separate legislation covered the Environment Act (2021), its inclusion is not necessary. The requirements of the condition are instead covered by an attached informative which reads:

> *The generator used shall be designed to achieve a minimum standard of air quality pursuant to the minimum requirements contained within current national legislation or its successor.*