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6th February 2025

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Planning Portal ref: PP- 13611569

Dear Jen,

**APPLICATION FOR THE DISCHARGE OF CONDITION 8 RELATING TO PHASE 3, No. 2 ST MICHAEL'S
ATTACHED TO APPLICATION REFERENCE REF. 137873/JO/2023
LAND BOUNDED BY JACKSON'S ROW, BOOTLE STREET, SOUTHMILL STREET AND 201 DEANS GATE**

This application is submitted on behalf of the applicant, Jacksons Row Developments Limited. The application is to discharge the condition relating to acoustic insulation (Cond. 8) of planning consent ref. 137873/JO/2023 concerning Phase 3 (No.2) of the development on land bounded by Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The description of development is:

"Variation of planning conditions 2 and 7 attached to planning permission 135827/JO/2022 to allow increase in height of building by two floors to facilitate the increase in the number of residential apartments from 213 to 229, reconfiguration of level 6 hotel, amendment to basement cycle store and other associated elevational alterations."

The application comprises:

- Completed planning application forms;
- 22024-RP-2-R1 Noise Insulation Scheme Report, prepared by Jameson Acoustics;
- 22024-TN-6-R0 Technical Note (Ventilation Noise to Habitable Rooms), prepared by Jameson Acoustics; and
- A planning application fee of £116.00 (PP- 13611569).

DISCHARGE OF CONDITION 8

Condition 8 states:

No	Condition	Information Submitted
8	No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation against noise from the local area, including nearby road network, venues and other sources of noise, has been 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 approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows: • Bedrooms (night time - 23.00 - 07.00)30 dB LAeq (individual noise events should not normally exceed 45 dB LAm_{ax} by more than 15 times) • Living Rooms (daytime - 07.00 - 23.00)35 dB LAeq • Gardens and terraces (daytime)55 dB LAeq Additionally, where entertainment noise is a factor, in the noise climate, the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125 Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. <i>Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Core Strategy policies DM1 and SP1</i> .	22024-RP-2-R1 Noise Insulation Scheme Report 22024-TN-6-R0 Technical Note (Ventilation Noise to Habitable Rooms)

The Noise Insulation Scheme Report addresses all comments from MCC from the original report issue (incl Albert Hall noise), except one item – internal mechanical services noise.

We have therefore attached a separate statement on this, which confirms intent to control noise from internal services.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "N. Sills", with a large, sweeping flourish above the name.

Nikki Sills
Partner