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Submitted via the Planning Portal only

04 October 2024

Dear Sir / Madam

Approval of details reserved by a condition (discharge) (Planning Portal Reference PP-13356521)

303 Cheetham Hill Road, Manchester, M8 0SN

I am pleased to submit the following information in support of an application for approval of details reserved by condition on behalf of our client, Kuit Steinart Levy LLP, regarding the above site. The information hereby submitted is to make progress toward formally discharging Condition 6 attached to permission 112282/FO/2016/N1, granted on 11 Aug 2016.

Condition 6 attached to permission 112282/FO/2016/N1 reads as follows:

> *'6) Prior to the commencement of above ground works, a scheme for acoustically insulating the proposed residential accommodation against noise from Cheetham Hill Road, and any other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises, shall be submitted to and approved in writing by the City Council as local planning authority.*
>
> *The approved noise insulation scheme shall be completed before the family dwellinghouse is occupied.'*

An application for approval of details reserved by a condition (discharge) was previously submitted to Manchester City Council under reference CDN/22/0444 on 03 August 2022. The application sought to discharge conditions 6 (Nosie), 8 (Cycle Parking), and 9 (Security). The details to submitted to discharge conditions 8 and 9 were approved. The details submitted to discharge condition 6 were refused for the following reasons:

> *'There is insufficient information to fully discharge the condition, details of the mechanical ventilation system installed to ensure that windows do not need to be opened for ventilation and then a verification report which includes measurements inside the bedroom and living room to confirm the day time and night time internal noise criteria has been met whilst the mechanical ventilation system is in use. Therefore, condition 6 noise is not discharged.'*

It is now understood that the acoustic consultant advised that either mechanical or non-mechanical would be appropriate to achieve acceptable noise limits on site. However, it is uncertain whether the previous applicant installed the recommended acoustic specification.

In discussions with Sue Wills (Manchester City Council Planning Officer), it has been agreed that this application for approval of details reserved by condition (discharge) should first determine the nature of sound insulation that has already been installed on site. The submitted document provides verification measurements for the existing sound insulation to determine the experienced noise levels on site. The submitted information also aims to agree a scheme for acoustically insulating the property with Manchester City Council, prior to the retrospective works taking place on site. Once the scheme is considered acceptable, the approved scheme shall be implemented in accordance with the submitted details.

We would welcome input from Manchester City Council and the EHO to determine whether the acoustic insulation scheme hereby submitted is acceptable. The following documents are submitted to seek approval of details to discharge Condition 6:

Condition 6 (Noise):

- Noise Report (24074-R01-BT 303 Cheetham Hill Road verification measurements).

I trust the submitted information is sufficient to engage with Manchester City Council and make progress toward the formal discharge of Condition 6 (Noise) attached to permission 112282/FO/2016/N1. If you have any querries, please do not hesitate to contact me directly.

Yours faithfully,



Mike Parham
Graduate Planning Consultant

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