



Paul Butler Associates

Planning, Development & Heritage Consultants

15 November 2024

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

Our ref: 22.1971/DocPP2

Dear Michael,

28 St John Street, Manchester, M3 4DJ
Discharge of Conditions attached to Planning Permission 136625/FO/2023

On behalf of our client, Nikar Properties (No2) Ltd, I am pleased to submit this discharge of condition application relating to the above planning permission which was approved on 18th April 2024.

This application seeks to discharge the following conditions:

- 4: Acoustic Mitigation (residential)
- 6: Externally Mounted Plant
- 5: Clean Air Intake
- 7: Security Measures

The conditions listed above are the final outstanding conditions to be discharged prior to the new dwellings being brought into use. The information submitted in support of each condition is set out below.

Condition 4: Acoustic Mitigation (residential)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads / streets shall be 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 potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- o Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)*
- o Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq*
- o Gardens and terraces (daytime) 55 dB LAeq*

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b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Response:

Please find enclosed the following information which satisfies condition 4:

- 'Noise Assessment for Planning Purposes' ref P4768/R1c/NRS, prepared by AEC dated 12 September 2023.
- 'Mechanical Services Ventilation Layout Basement & Ground Floor' dwg WECE/399/M/300 rev P2.
- 'Acoustic Vents Diagram' dwg A665_C_312.
- Purge ventilation approved calculation.
- Correspondence with Building Control including Building Control approval.
- 'Pre-completion Sound Insulation Testing' Report prepared by SITMA, ref T 2425-576, dated 30.10.2024
- 'Environmental Noise Survey' prepared by Redfan Solutions, ref T 2425-576, dated 25.10.2024

Condition 5a: Clean Air Intake

Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Response

Redmore Environmental are the project air quality consultants and provided the Air Quality Assessment to support the planning application. Redmore Environmental have reviewed condition 5 and confirmed the following *"We would suggest the condition is not reasonable as the Air Quality Assessment indicated that pollution levels at the site are below the relevant standards. As such, mitigation such as mechanical ventilation is not required. Given MCC have accepted the report the condition is considered unnecessary."* This response has been discussed with the case officer and it is understood this has been agreed internally with the Environmental Health Officer (EHO). Evidence of the Redmore Environmental correspondence can be re-submitted if required.

Condition 6: External Plant

- 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

Response

No externally mounted plant is proposed.

7: Security Measures

Prior to the commencement of the occupation of the use hereby approved, a scheme detailing the security measures that have been implemented as part of the development, including new doors, windows and secondary glazing, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall then be retained for the lifetime of the development.

Response

Please find attached the schedule of security measures which have been installed to the properties titled '28 St Johns – Security Measures'. This confirms details of intruder alarms, windows, glazing and doors.

We trust that the above information is sufficient to enable discharge of conditions 4, 5, 6 and 7 however should you have any questions please don't hesitate to get in contact.

Yours faithfully



Lynsay Ewart BSc (Hons), MSc, MRTPI
Principal Planner