30.09.2024

Our Ref: 2022.025

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Planning
Growth and Development
Manchester City Council
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To whom it may concern,

Re: APPROVAL OF DETAILS RESERVED BY CONDITIONS 8 (MATERIALS), 12 (PLANT NOISE) AND 13 (ACOUSTICS) OF CONSENT REF: 135818/JO/2022

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Estates Ltd for Conditions 8 (Materials), 12 (Plant Noise) and 13 (Acoustics).

The condition was reserved on consent ref: 135818/JO/2022 for:

Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations.

The description of development, amended by 135824/NMC/2022, is:

Erection of 8-storey residential building (Use Class C3) comprising 81 residential units, alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works. Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.

The requisite planning application fee (£145.00) has been paid online via the planning portal (PP-13419679).

The application is supported by the following documents:

- Sample Panel (ref. 0321-TGA-XX-XX-DR-A-21900-P02), prepared by Tim Groom Architects;

- Sample Panel – Sections (ref. 0321-TGA-XX-XX-DR-A-21901-P02), prepared by Tim Groom Architects;
- Goulden Street Proposed External Material Sample Tracker (0321-TGA-XX-XX-SH-A-00101-P02), prepared by Tim Groom Architects; and
- Stage 4 Acoustic Design Report, prepared by dBx Acoustics.

The below table sets out the conditions to which this application relates and the supporting information provided.

No.	Condition Wording	Information Submitted
8	*Prior to any above ground works samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.* *The approved materials used shall then be implemented as part of the development.*	Sample Panel (ref. 0321-TGA-XX-XX-DR-A-21900-P02) Goulden Street Proposed External Material Sample Tracker (0321-TGA-XX-XX-SH-A-00101-P02) Goulden Street Proposed External Material Sample Tracker (0321-TGA-XX-XX-SH-A-00101-P02)
12	*Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.* *(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part*	Stage 4 Acoustic Design Report

	of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. *In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.*	
13	*Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) prior to the first occupation of the residential element of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Oldham Road and local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.* *Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:* *Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)* *Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq* *Gardens and terraces (daytime) 55 dB L Aeq* *(b)Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in*	Stage 4 Acoustic Design Report

	accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	

Information Summary

The submitted Materials Sample Tracker includes details of some materials to be used on external elevations of the development. Materials which are yet to be decided will be submitted for agreement at a later date.

Condition 8 stipulates that the specification shall include a materials panel to be agreed by the Local Planning Authority. Submitted in the first instance are two drawings of the sample panel which will be erected on site following further discussions with the Local Planning Authority. Following validation of this application, we would seek to agree the materials in principle before the applicant erects the materials panel. Once the materials panel has been erected, we will liaise with the Local Planning Authority to arrange a site visit so it can be agreed in order to discharge this part of the condition.

Condition 12 requires details of any externally mounted ancillary plant, equipment and servicing to be submitted for approval in writing by the City Council. However, no external plant, machinery or servicing is proposed as part of the development. Discharge of this condition is sought on this basis.

Notwithstanding this, the submitted Stage 4 Acoustic Design Report provides plant noise emission limits based on the Council's requirements and typical background noise levels. These should be adhered to if external plant, machinery or servicing is proposed at a later date.

Part (a) of **Condition 13** requires a scheme for acoustically insulating the proposed residential accommodation to be submitted and approved by the LPA. Section 4 of the submitted Stage 4 Acoustic Design Report sets out the proposed acoustic insulation scheme in the context of the council's requirements, external noise environment and the nature of the building. Overall, the sound insulation performance of the proposed external envelope elements would control noise ingress to meet the council's requirements in all habitable rooms, and hence part (a) of Condition 13 can be discharged.

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



George Bissett
Assistant Planner
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