

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Manchester (Port Street) Limited
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 16a (Noise and ventilation) attached to Planning Permission 132489/FO/2021 (as amended by 138008/NMC/2023)

Location: Port Street , Manchester, M1 2EQ

Date of application: 5 June 2024

Application number: CDN/24/0481

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 16a (Noise and ventilation)

Condition 16a (Noise and ventilation): On the basis of compliance with the following:

Acoustic Insulation Scheme (Report Ref. MPF/PR0665/L03), prepared by Fisher Acoustics

In-Out Acoustic Results (Report Ref. Z1-FOC-G251-RPXX-006, prepared by Focchi

Glazing Specification Type A+B (Report Ref. Z2-GFS-G321-TSXX-AB), prepared by Calumen

Glazing Specification Type A+B Solar Control (Report Ref. Z2-GFS-G321-TS-XXABSC), prepared by Calumen

Glazing Specification Type C+D (Report Ref. Z2-GFS-G321-TSXX-CD), prepared by Calumen

Glazing Specification Type C+D Solar Control (Report Ref. Z2-GFS-G321-TS-XXCDSC), prepared by Calumen

on the following basis as set out in the PORT STREET, MANCHESTER - APARTMENT MVHR document dated 26 July 2024 by Fisher Acoustics :

Brookvent Aircycle 1.2 MVHR unit will serve the 1-bed apartments. Tables 9 and 11 give the minimum recommended insertion loss of the of the in-line attenuation for the Podium and Tower respectively.

Brookvent Aircycle 1.2 MVHR unit will serve the 2-bed apartments. Table 12 gives the minimum recommended insertion loss of the of the in-line attenuation.

Brookvent Aircycle 3.1 MVHR unit will serve the 3-bed apartments. Table 14 gives the minimum recommended insertion loss of the of the in-line attenuation (2 bed duplex Tower)

Brookvent Aircycle 4.1 MVHR unit will serve the 3-bed Duplex apartment. Table 13 gives the minimum recommended insertion loss of the of the in-line attenuation.

In order to provide purge ventilation, some of the 1-bed apartments facing onto the enclosed corridor at the courtyard elevation of the podium building are provided with an additional extract fan TD-Mixvent TD-350/12 (Table 10 gives the minimum recommended insertion loss of the of the in-line attenuation)

Additional mitigation for installations - Isolation fixings and not fitted to plasterboard walls and ceilings to avoid noise radiation.

Utility cupboards doors/wall recommended minimum 40dB Rw

No attenuators required to fresh air intake/exhausts to achieve internal criteria.

the pre-commencement requirements of the condition are discharged

Date: 16 August 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.