

FAO Robert Griffin
Planning
Manchester City Council
Manchester
M60 2LA

27 August 2024

Submitted via the Planning Portal ref: PP-13005316

Dear Robert,

WORTHINGTON HOUSE, TOWERS BUSINESS PARK, DIDSBURY, M20 2RY

DISCHARGE OF CONDITION APPLICATION (REF. 138822/FO/2023)

Please find enclosed an application for approval of details reserved by condition, made by CBRE Limited, on behalf of KW Towers Limited, in relation to planning permission reference 138822/FO/2023.

The relevant background is provided below alongside details on the application submission.

BACKGROUND & PROPOSALS

Planning permission reference 138822/FO/2023 was approved on 30th January 2024. The approved description of development for the application is as follows:

Installation of Air Source Heat Pump within associated compound following relocation of existing cycle parking stands.

This Discharge of Condition application relates to Condition 3 of planning permission reference 138822/FO/2023. The wording of the Condition is as follows:

▪ **Condition 3**

3) 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 installation of the equipment 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.

3) b) Within three months of 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

Condition 3 (part a) was discharged on 10th April 2024 (application reference CDN/24/0101), and re-discharged on 16th August 2024 (application reference CDN/24/0635).

This application seeks to partially discharge Condition 3 and provides details regarding part b.

Post-completion testing has been undertaken to verify the previously assessed noise levels. It is concluded that the noise levels of the Air Source Heat Pump (ASHP) when operating at full capacity are 4dB lower than originally calculated, thus verifying there is no adverse impact on nearby residential receptors or existing office spaces in accordance with Policy DM1 of the Core Strategy and saved Policy DC26 of the UDP.

The results of additional post-completion testing were submitted as part of the application to re-discharge Condition 3 (part a) (application reference CDN/24/0635), which offers further verification that the noise levels of the ASHP when operating at full capacity during the night-time period are more than 5dB lower than the typical background sound level.

APPLICATION SUBMISSION

This application seeks to discharge the remaining part b of Condition 3. This submission comprises the following:

- This cover letter;
- Completed application form; and
- Technical Note (ref. 51-119-R2-1).

I trust that the information submitted with this application is appropriate and that the application can be registered and validated. However, if there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely,

Brooke Evans
Graduate Planner – Planning & Development