



Paul Butler Associates

Planning, Development & Heritage Consultants

10 July 2024

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

Our ref: 22.1971/DocPP1

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:

- 3: CMP
- 4a: Acoustic Mitigation (residential)

The information submitted in support of each condition is set out below.

Condition 3: CMP

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Measures to control noise and vibration*
- o Dust suppression measures*
- o Compound locations where relevant*
- o Details of an emergency contact telephone number*
- o A community consultation plan*
- o Sheeting of construction vehicles*
- o Parking of vehicle of site operatives and visitors*
- o Types and frequency of vehicular demands*
- o Routes for construction traffic (Including appropriate swept-path assessment)*
- o Locations for loading/unloading and storage of plant, waste and construction materials*
- o Any necessary temporary traffic management measures*
- o Arrangements for turning vehicles*
- o Arrangements to receive abnormal loads or unusually large vehicles*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

The development shall only be carried out in accordance with the approved management plan.

Response:

Please find attached the Construction Phase Health and Safety Plan rev C, prepared by ELM Development Group Ltd.

Condition 4a: Acoustic Mitigation (residential)

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 LAmax,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*

Response:

Please find attached the 'Noise Assessment for Planning Purposes' ref P4768/R1d/DMT, prepared by AEC dated 04 July 2024.

We trust that the above information is sufficient to enable discharge of conditions 3, and 4a, however should you have any questions please don't hesitate to get in contact.

Yours faithfully



Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner