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Our Ref: 04B903525/LS

Your Ref: 130553/FO/2021

14 March 2024

Michael Pearson
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear Michael,

LAND BOUNDED BY JOHN DALTON STREET, RIDGEFIELD, BOW STREET AND SOUTH KING STREET MANCHESTER: NON-MATERIAL AMENDMENT ON PLANNING PERMISSION REFERENCE: 130553/FO/2021

On behalf of our client, The Island Site (General Partner) Limited, please find enclosed an application for a non-material amendment pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site'). Planning permission (LPA ref: 130553/FO/2021) was granted on 27th September 2021 for the following development:

> *"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."*

This NMA is being submitted to amend the wording of Condition 7 (Acoustic Insulation) & Condition 9 (Plant Noise). The description of development is as follows:

> *"Non-material amendment to the wording of Condition 7 & Condition 9, to allow for the details to be discharged at different stages, relating to the office use and commercial units."*

Proposed Changes

As you are aware, and further to our recent conversation, the Applicant is required to amend the wording of Condition 7 (Acoustic Insulation) & Condition 9 (Plant Noise), to allow for the details to be discharged at different stages.

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This is to allow for various uses of the consented scheme to be occupied where full acoustic and plant details are available and end users are known. The proposed new wording of Condition 7 and Condition 9 is as follows:

"Condition 7

a) Prior to the first occupation of the premises, the property shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of:
(i) the office development; and,
(ii) the ground floor commercial uses
within the building that has been submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall then be implemented in full before the use commences. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at neighbouring residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development in relation to:
(i) the office development; and,
(ii) the ground floor commercial uses
conforms to the recommendations and requirements in the approved acoustic consultant's report.

The report shall also undertake post completion testing to confirm that acceptable 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.

Condition 9

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:
(i) office use; and,
(ii) the ground floor commercial uses
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.

b) Prior to occupation of (i) the office use; and (ii) the ground floor commercial uses,

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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."

Summary

The application submission documents have been submitted via the Planning Portal (PP-12840467). The planning application fee of £357 (inclusive of the Planning Portal's administrative charge and VAT) has been paid directly to Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards the determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited