

Our Ref: 04B903525/LS

Your Ref: 130553/FO/2021

09 April 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: DISCHARGE OF CONDITION 7 A) I) & 9 A) I) ATTACHED TO PLANNING PERMISSION 130553/FO/2021

On behalf of our client The Island Site (General Partner) Limited, please find enclosed an application to discharge conditions 7 a) i) and 9 a) i), 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 27 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 discharge of condition application relates to conditions 7 a) i) and 9 a) i).

The wording of Condition 7 and 9 has been recently amended through application reference 139548/NMC/2024, approved by Manchester City Council on the 09 April 2024, which sought to separate acoustic and plant noise requirements for the above office use and ground floor commercial / retail uses. The updated wording for the conditions is set out below.

Condition 7 (Acoustic Insulation)

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 façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined 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."

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

Condition 9 (Plant Noise)

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 the (i) office use and (ii) the ground floor commercial uses, 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 in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

The submitted information to discharge both Condition 7 a) i) & Condition 9 a) i) is as follows:

- Planning Condition 7 and 9, Noise Assessment Rev P01, prepared by Cundall.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-12964977). The planning application fee of £215 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards 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