

25 January 2024

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
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Dear Angela

**DISCHARGE OF PLANNING CONDITION 14, 15A AND 16 PURSUANT TO PLANNING PERMISSION
127317/FO/2020, LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW C14 15A 16**

On behalf our client, Packaged Living (Freof V Heyrod) LLP ('the applicant'), an application to discharge Condition 14, Condition 15a and Condition 16 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref. PP-12755925).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter

Condition 15a (Acoustics)

- Discharge of Planning Condition 15 (doc ref. RP02-20728-R2), prepared by Cass Allen

Condition 16 (Acoustics)

- Discharge of Planning Condition 16 (doc ref. RP03-20728-R0), prepared by Cass Allen

Background

As Manchester City Council is aware, planning permission was granted for the redevelopment of the land at Heyrod Street, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (LPA ref. 127317/FO/2020). The full wording of the approved development is as follows:

"Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m2) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking

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Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car 2 parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.”

This permission relates to the redevelopment of land at Heyrod Street, which comprises Plot D of the Portugal Street East (“PSE”) Strategic Regeneration Framework (“SRF”) area located within Manchester City Centre. The development will offer a high-specification residential led ‘build-to-rent’ scheme, complemented by ground floor commercial space and internal and external amenity space.

Furthermore, the applicant has secured the discharge of a number of conditions attached to the consented scheme (LPA ref. 127317/FO/2020). Please see below for a summary of discharged conditions:

Condition	Application Number	Date of Decision Notice
3a	CDN/21/0379	15 th October 2021
3b	CDN/21/0379	15 th October 2021
3c	CDN/22/0658	Partial Discharge – 22 nd December 2022 26 th July 2023
4	CDN/21/0242	19 th August 2021
5	CDN/21/0522	16 th September 2021
6	CDN/21/0522	16 th September 2021
7	CDN/23/0798	Pending Determination
8a	CDN/21/0242	19 th August 2021
	CDN/21/0558	13 th October 2021
	CDN/21/0864	16 th December 2021
9	CDN/21/0242	19 th August 2021
10	CDN/21/0379	15 th October 2021
11	CDN/21/0242	19 th August 2021
	CDN/22/0606	02 nd December 2022
11e	CDN/21/0708	21 st December 2021
11i, j, k, l	CDN/23/0798	Pending Determination
12	CDN/21/0708	21 st December 2021
16	CDN/21/0867	30 th March 2022
16a	CDN/21/0379	15 th October 2021
17	CDN/21/0379	15 th October 2021
21	CDN/21/0558	13 th October 2021
22a	CDN/21/0242	19 th August 2021
24	CDN/23/0835	20 th December 2023
25	CDN/23/0798	Pending Determination

27	CDN/23/0798	Pending Determination
35	CDN/23/0197	8 th June 2023
38a	CDN/21/0379	15 th October 2021

DISCHARGE OF CONDITIONS

Condition 14 – Sustainability (Timeframe)

Condition 14 requires a timeframe to be agreed with MCC for the submission of a post construction review certificate/statement, stating:

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

It is proposed that the post construction review certificate/statement shall be submitted for approval 6-9 months after first occupation of the development.

Condition 15a – Acoustics

Condition 15a requires the submission of a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves the required background noise level, prior to occupation of the residential accommodation:

Prior to occupation of (a) The residential accommodation; and (b) The ground floor commercial units a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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 equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The submitted report (doc ref. RP02-20728-R2), prepared by Cass Allen assesses the existing site noise levels, the proposed mechanical plant design and the predicted plant noise levels. On this basis, the report concludes that the noise emission from mechanical plant items have been predicted at the locations of the nearest noise sensitive receptors and it is confirmed the proposed development complies with the requirements of Planning Condition 15a.

Condition 16 – Acoustics

Condition 16 requires the submission of post completion report which verifies all recommended mitigation measures used to mitigate the noise impact between the residential accommodation and the adjacent trams, stating:

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The submitted report (doc ref. RP03-20728-R0), prepared by Cass Allen, assesses the internal noise levels, existing site noise levels and the noise levels in external amenity areas.

Internal noise levels are compliant with the requirements of Condition 16 and have been calculated to be achievable within all habitable rooms of the development using the glazing and ventilation strategies detailed within the report.

Noise levels on external amenity area on the north western facade are predicted to achieve below 55dB LAeq,T. The eastern side is expected to have a small 1-2dB exceedance of the recommended levels, however Cass Allen confirm that, exceeding the BS8233 recommended levels does not normally mean that the communal external amenity areas would be unacceptable to future residents for a number of reasons, including:

- Most developments in urban areas will be subject to noise levels above the BS8233 recommended levels for balconies¹
- It is common for noise levels in external amenity areas facing main roads to exceed the BS8233 recommended noise levels in Manchester and elsewhere; and
- It is reasonable to assume that residents would prefer the option to have a noisier external amenity area as opposed to having no amenity area at all.

On the basis of the above, it is considered that the proposed development is in accordance with Condition 16 and this condition can be discharged.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with the discharge of Condition 14 (timeframe), Condition 15a and Condition 16 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact me or Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



Will Hannah
Planner

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