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FAO Robert Griffin
Planning
Manchester City Council
Manchester
M60 2LA

13 February 2024

Submitted via the Planning Portal ref: PP-12793927

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.

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

A noise assessment has been undertaken to assess the sound level of the Air Source Heat Pump (ASHP) against nearby residential receptors and internal office spaces during the daytime.

The assessment concludes that the daytime rating level of the ASHP is more than 5dB lower than the typical background sound level as required by part a of Condition 3. As such, the ASHP will have no adverse impact on nearby residential receptors or office spaces when operational in accordance with Policy DM1 of the Core Strategy and saved Policy DC26 of the UDP.

APPLICATION SUBMISSION

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

- This cover letter;
- Completed application form; and
- Technical Note (ref. 51-119-R1-2).

A separate application to discharge the remainder of Condition 3 (part b) will be submitted in due course following operation of the ASHP.

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