16 November 2023
Delivered by Planning Portal

Jennifer Atkinson
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
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Ref: IQSM3015

Dear Jennifer

DISCHARGE OF PLANNING CONDITION 17A (ACOUSTIC INSULATION SCHEME – NON RESIDENTIAL AREAS) AND 18A (ACOUSTIC INSULATION SCHEME – STUDENT ACCOMMODATION) PURSUANT TO PLANNING PERMISSION REFERENCE 136874/FO/2023 ECHO STREET, MANCHESTER, M1 3QJ

On behalf of iQ Student Accommodation ('IQ' / 'the Applicant'), I am pleased to enclose an application to discharge Condition 17a (Acoustic Insulation Scheme – Non-Residential Areas) and 18a (Acoustic Insulation Scheme – Student Accommodation) pursuant to the above referenced planning permission.

This application has been submitted via the Planning Portal (ref. PP-12566307) and comprises electronic copies of the following documents:

- Application Form
- This covering letter
- Memo note (dated 27th October 2023) prepared by Miller Goodall
- RIBA Stage 3 Acoustic Report (document ref. NA_101531), prepared by Miller Goodall

The requisite planning application fee of £116 has been paid directly to Manchester City Council ('MCC') via the Planning Portal.

BACKGROUND

As you are aware, in May 2023, full planning permission was granted for the erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works (LPA ref. 136874/FO/2023). The permission includes a number of conditions to be discharged. This application relates to the discharge of Condition 17a (Acoustic Insulation Scheme – Non-Residential Areas) and 18a (Acoustic Insulation Scheme – Student Accommodation).

A summary of the information submitted is provided below.

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Condition 17A: Acoustic Insulation Scheme – Non-Residential Areas

Condition 17a states:

> *"(a) Prior to any above ground works, a scheme of acoustic insulation for the non residential areas (gym, lounges, cinema room, karaoke room) shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively."*

The enclosed Memo Note, prepared by Miller Goodall, sets out the scheme of acoustic insulation required for the non-residential areas in order to achieve the minimum sound insulation performance requirements. See **Table 1** below for a summary.

Table 1: Scheme of Acoustic Insulation

Non-Residential Area	Scheme of Acoustic Insultation
Cinema and Karaoke Rooms	Based on 210 mm concrete with a density of 2,450 kg/m^3, the Cinema and Karaoke spaces will require ceilings beneath to comprise 2 x 15 mm high-density plasterboard (≥ 12.6 kg/m^2 per board, e.g., British Gypsum 15 mm SoundBloc) suspended on acoustic hangers with a minimum 300 mm void and minimum 100 mm mineral wool (or equivalent, achieving ≥ 12 kg/m^3) laid above the entire ceiling area.
Gym and Gaming Areas	Based on 210 mm concrete with a density of 2,450 kg/m^3, the Gym (including background music and exercise classes) and Gaming Areas achieve the sound insulation requirements with a 1 x 12.5 mm high-density plasterboard (≥ 10.6 kg/m^2, e.g., British Gypsum 12.5 mm SoundBloc) suspended on a light steel grid with a minimum 300 mm void and minimum 100 mm mineral wool (or equivalent, achieving ≥ 12 kg/m^3).
Other Ground Floor Areas	All other ground floor spaces would be expected to have lower levels of noise than the spaces identified and are not proposed for entertainment use. Therefore, are not considered subject to the requirements of condition 17.

With these ceiling constructions in place, noise transfer from the entertainment spaces on the ground floor to the habitable residential spaces on the first floor shall be controlled so as not to exceed 47 dB and 41 dB in the 63 Hz and 125 Hz octave bands respectively. It is considered that the acoustic insultation scheme satisfies the requirements for condition 17a.

Condition 18a: Acoustic Insulation Scheme – Student Accommodation

Condition 18a states:

> *"(a) Prior to any above ground works, a scheme for acoustically insulating the proposed student accommodation against noise from Granby Row and any other noise sources shall be submitted for approval 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 such as Manchester Central and bars/music venues within the Great Northern complex and surrounding roads.*

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

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 when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

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)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation within phase B/C of this development."

A scheme of sound insulation measures necessary to control internal noise levels to those specified within Condition 18 has been laid out within the enclosed RIBA Stage 3 Acoustic Report (prepared by Miller Goodall). Overheating will be controlled via Mechanical Ventilation with Heat Recovery (MVHR) boost units, this strategy negates the need for opening windows during overheating and maintains the effectiveness of the acoustic insulation scheme.

It is therefore considered that the RIBA Stage 3 Acoustic Report satisfies the requirements of condition 18a and can be successfully discharged.

CONCLUSION

In reviewing the information detailed above, we trust you have all the information you require to validate this application and approve the details associated with Condition 17a (Acoustic Insulation Scheme – Non-Residential Areas) and 18a (Acoustic Insulation Scheme – Student Accommodation) to planning permission 136874/FO/2023. However, please do not hesitate to contact me or my colleague Olivia Carr (olivia.carr@turley.co.uk) if you have any queries.

Yours sincerely,



Rebecca Boston
Assistant Planner

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