

* email submission only*

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

2nd August 2023

Our Ref: 394/C/NH/230802

Re: 117966/FO/2017 - 86 Cross Street, Manchester - Discharge of Conditions Letter

Dear Sirs,

The letter accompanies a Discharge of Conditions application for the above titled planning application, which was approved on the 7th September 2018.

A number of conditions have been discharged previously under application CDN/19/0515.

Therefore we are applying to discharge further conditions as follows

Condition 5 - Before development commences or within a timescale as otherwise agreed in writing by the City Council details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

SBD application submitted on the 06.06.2019.

Final approval certificate for the Residential section submitted.

The Commercial Section is to be left in abeyance and would be subject to a separate application.

Condition 10 - Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from the surrounding streets and the Second City Crossing Metrolink line shall be submitted to and approved 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. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criteria are as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not normally exceed 45 dB L_{Amax,F} by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq

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, respectively.

Due to the proximity of the development to the Second City Crossing Metrolink Line it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise should also be factored into the assessment and design.

Final Noise Validation Test report from ENS submitted indicating noise levels below the required criteria.

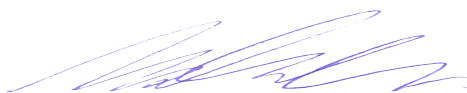
Condition 20 - No development shall take place unless and until a Residents Management Strategy has been submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries. The Residents Management Strategy shall be fully implemented , prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Management Strategy for the Building submitted from the buildings management company MRM Limited,

We trust the enclosed is satisfactory but should you require any further information, please do not hesitate to contact me regarding this matter.

With kind regards

Yours sincerely



Nick Harden
Edifice **Building Consultants** Limited
t: 07917125231
e: nick@edificebc.co.uk