

MH/DOC/VQ/17A

4th July 2023

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically.

Dear Rob,

**Discharge of condition 17 of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following the recent refusal of our discharge of planning condition no. 17 (application no. CDN/22/0851) in relation to our original planning approval no. 131147/FO/2021 at the former Manchester College site in Northenden. We would now like to resubmit the condition with revised information for your approval.

This follows our meeting with your EHO officer Sharon McAndrew together with our noise and energy consultant on the 10th of March 2023. It was agreed between all parties that a TM59 would be required to provide you with a thermal report and the outcomes that would need to be taken in order to satisfy overheating when windows are closed during high level of noise ingress. The proposal is to install a Vent Axia product named the NBR CoolBox 30 and 50 respectively. If copies of these designs are required, then please let us know.

Following the results of the TM59 and the suggested ventilation systems, we attach a copy of our noise consultants noise ingress calculations against the NBR CoolBox product. This results are based on worst-case sample for each of the four house types. These calculations are based on BS EN ISO 12354-3 including the estimated noise ingress via the ducts. You will note that all of the calculated levels are within criteria.

The proposed glazing specification and acoustic trickle ventilation remains the same as the previous refused application. However, we have resubmitted this information along with the noise consultant email of support for completeness.

We confirm that all plots affected by planning condition 17 will now be built to 2013 Building Regulations standards with the inclusion of added systems such as the Vent Axia product to attenuate overheating and upgraded glazing and acoustic trickle ventilation to control noise levels.

During the meeting with your EHO officer Sharon McAndrew. It was explained and agreed that the way to satisfy planning condition 17b was for us to produce a verification report that would include such evidence for the installation of the agreed acoustic specification from planning condition 17a in the form of photographs and delivery notes etc. We would be grateful if you could confirm the same.

We would therefore like you to discharge planning condition 17a on this basis and leave the application open with the view of us submitting the verification report to discharge planning condition 17b later.

We therefore enclose the following information to discharge this part of the condition.

- Noise Mitigation Plan – Revision A
- Window and acoustic trickle ventilation manufacturers specification sheets as previously submitted.
- Email of support from our noise consultant Hepworths confirming that both proposed window and acoustic trickle ventilation bars satisfy the requirements set out in our approved noise assessment (report no. P20-540-R01v3) as previously submitted.
- TM59 – Revision A
- Noise ingress calculations produced by our noise consultants Hepworths.

We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,

For and on behalf of Miller Homes Limited (NW)

Johnathon Lowe

Design Manager