

15 June 2023
Covering letter 15b



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Planning Portal Ref: PP - 12240670

Dear Emily

Town and Country Planning Act 1990 (as amended)

Application to Discharge Conditions 13A & 15 B of Planning Permission Ref: 129081/FO/2021 - 70
Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge conditions 13A & 15b of Planning Permission Reference 129081/FO/2021.

Application Documents

In addition to the specific reports and information required to satisfy the condition set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. BWB Noise Report - Partial Discharge of Conditions No.13 and 15 ref MCP2390
3. The completed application forms; and,
4. A copy of planning permission ref. 129081/FO/2021.

The requisite application fee has been paid via the Planning Portal.

Condition 13 (a) – Plant Insulation

The wording of Condition 13 (a) confirms:

Prior to the installation of any externally mounted ancillary equipment, this equipment shall be acoustically insulated in accordance with a scheme 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. 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.

Condition 15 (b) – Construction and noise levels of gymnasium

The wording of Condition 15 (b) confirms:

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Prior to the construction of the gymnasium, details of how the gym space will be occupied and used (along with associated noise levels) shall be submitted for approval. Any scheme for acoustically insulating the offices adjacent and above the gymnasium against noise generated, shall be submitted to and approved in writing by the City Council as local planning authority and implemented in full before the approved use of the gymnasium commences.

The attached information, prepared by BWB Consulting Ltd, has been submitted to support in support of this application.

- With regard to plant noise, the results of the plant noise assessment indicate that the cumulative plant noise emissions at the nearest sensitive receptors is predicted to be below background noise levels during the day and night-time periods, demonstrating 'low impact'.
- With regard to the construction of the gymnasium a baseline noise survey was undertaken at the Site in November 2020. The data was collected and a methodology was adopted to determine the acoustic breakout from the proposed gym space to the office area. BWB Consulting Ltd noted that noise breakout to the external atmosphere is likely to be contained within the gym space, as it is located at basement floor level, with no window openings. The structural floor of 300mm concrete is expected to provide sound insulation for the gymnasium. Additionally BWB Consulting Ltd used data that has been obtained from similar projects to represent indoor ambient noise levels within a typical gym space.

Based on the information provided in this report, it is considered that there is sufficient information provided to allow the partial discharge of Planning Conditions 13 and 15 on the scheme, pending submission of the final completion reports as required by each condition.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

A handwritten signature in black ink that reads "Savills". The signature is written in a cursive, flowing style.

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