

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

Email: Sarah.myers@cushwake.com
Mobile tel: +44 (0)7795 617265
Direct tel: +44 (0)161 455 3740

23 June 2023

Dear Sir or Madam,

DETAILS REQUIRED TO DISCHARGE CONDITION 3 (b) PURSUANT TO APPLICATION REF: 133238/FO/2022 FOR THE INSTALLATION OF PLANT EQUIPMENT TO THE ROOF AT 1 SPINNINGFIELDS SQUARE, MANCHESTER, M3 3LY.

Cushman & Wakefield, on behalf of NatWest Group hereby apply to Manchester City Council to discharge condition 3 (b) pursuant to application ref: 133238/FO/2022 at 1 Spinningfields Square, Manchester, M3 3LY.

Condition 3 (b): Noise Testing

As set out in the Decision Notice dated 16 January 2023, condition 3 (b) states:

Prior to the use, other than for validation noise testing, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that any plant and equipment installed in association with this application conforms to the recommended plant noise limit in the approved acoustic report. The validation assessment shall 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 together with timescales for implementation.

The following documents are submitted with this application to discharge the condition in full:

- Document ref: 21579-R01-H Noise Survey and Plant Noise Egress Assessment

As set out in the report, in the case of a power cut, the predicted cumulative noise levels with the generator in operation comply with the day and night-time noise egress limits at the nearest noise sensitive premises. However, at night, the predicted cumulative noise levels exceed the night-time limits outside three nearby commercial premises.

As such we would like to agree to a relaxation to the limits in the event of a power cut during the night-time on the basis that the properties affected are occupied on a commercial basis and therefore unlikely to be impacted by the small exceedance in noise levels during night time hours.

All of the above information has been submitted electronically via the Planning Portal and the application fee of £116.00 + admin fee has been paid.



I trust that you have all of the necessary information to approve these details and discharge the relevant condition, however if you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Sarah Myers".

Sarah Myers MRTPI
Senior Planner, Cushman & Wakefield - Planning