

Our ref: MB/JE/25901

20 Farringdon Street
London, EC4A 4AB
T +44 20 3691 0500

Date: 14 September 2022

Planning Department
Growth and Development
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir / Madam,

APPLICATION BY TESCO STORES LTD TO DISCHARGE CONDITION 16 (SOUND INSULATION ASSESSMENT) AT UNIT 1, SKY GARDENS, 210 CHESTER ROAD, MANCHESTER, M15 4QG. (PLANNING PORTAL REF. PP-11513197)

On behalf of our client, Tesco Stores Ltd, please find enclosed an application seeking approval of details in relation to Condition 16 of Planning Permission reference 115211/FO/2017. Planning permission was granted on 30 May 2017 for:

“Redevelopment of site with a mixed-use development comprising 174 dwellings (Use Class C3) and 4 commercial units (to include Use Classes A1, A2, A3, A4, B1a), with associated car parking and a landscaped public square.”

Condition 16 of that permission states:

“Before any of the commercial uses hereby approved commence, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.”

Background

Planning permission ref. 115211/FO/2017 was granted on 30 May 2017 for the development described above.

Planning permission was issued for the mixed use development including 4 ground floor commercial units subject to a number of conditions. Condition 16 of the permission comprises a pre-commencement condition relating to acoustic insulation in respect of the commercial units, and requiring the submission of a scheme of acoustic treatment which must be approved in writing by the Council.

This application relates to discharging condition 16 in respect of the Tesco Express unit (Unit 1) only.

Policy Context and Assessment

Our ref: MB/JE/25901

Policy SP1 (Spatial Principles) of the Core Strategy outlines that new development must safeguard the amenities of occupiers of nearby properties. Development in all parts of the City must make a positive contribution to neighbourhoods, including: creating well designed places that enhance or create character; making a positive contribution to the health, safety and wellbeing of residents; and, protecting and enhancing the built and natural environment.

Policy DM1 (Development Management) of the Core Strategy sets out that development should have regard to the character of the surrounding area, including effects on amenity in terms of noise.

In accordance with policies DM1 and SP1 and the scope of Condition 16, the Sound Insulation Assessment and Building Section Indicating Acoustic Soffit drawing submitted in support of this application principally assess the sound insulation of the separating floor between the sales floor and back of house (BoH) areas of the commercial unit which Tesco seeks to occupy.

The Assessment concludes that a mass barrier suspended ceiling will be required in order to meet the airborne sound insulation requirements specified in the Tesco shell spec.

As such, details of a suitable mass barrier ceiling are proposed in the Building Section Indicating Acoustic Soffit drawing. The drawing both outlines the location of the proposed mass barrier suspended ceiling and its material composition via the Acoustic Ceiling Cross Section.

Scope of Application

The application submission comprises the following documents:

- Application form;
- This Cover Letter, dated 14 September 2022;
- Copy of Decision Notice of planning permission ref. 115211/FO/2017;
- Building Section Indicating Acoustic Soffit, dated 09 September 2022; and
- Sound Insulation Assessment, dated 23 May 2022;

The statutory planning application fee of £116 (plus £32.20 service charge) has been paid via the Planning Portal.

Conclusion

I trust that you have all the information you require to register this application. However, should you have any related queries on the application submission, please do not hesitate to contact myself or Mark Buxton at this office.

We look forward to your formal acknowledgement of the application.

Yours sincerely,
for RPS Consulting Services Ltd



James Ellis
Graduate Planner
james.ellis@rpsgroup.com
+442036910500