

14 October 2022

FAO Jennifer Atkinson
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

Dear Jennifer,

Base, Manchester Science Park - Application for Discharge of Conditions 18, 19 and 30 of Planning Permission Reference: 125018/FO/2019

Please find enclosed an application for the discharge of Conditions 18 (External Equipment Acoustic Insulation Verification), 19 (Maker Space and Workshop Acoustic Insulation Verification), and 30 (Local Benefit Proposal) attached to Planning Permission Reference: 125018/FO/2019. This Planning Permission relates to a new five storey office building at Manchester Science Park, which is located within the Manchester Oxford Road Corridor area.

The Applicant is Bruntwood SciTech Limited.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 18 – Acoustic Insulation

The wording of Condition 18 as set out on Planning Permission reference: 125018/FO/3019 is as follows:

“Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a rating level (LAeq) of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be 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.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has 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. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.”

Part a of Condition 18 was discharged on 13 May 2022 (Ref: CDN/22/0144) and the associated Decision Notice states the following:

“You will now need to submit a verification report which confirms that the equipment installed at the development does not exceed the limits set out in the acoustic report. This verification must be an on-site assessment of the equipment when installed and should not be a prediction or subjective assessment.”

To fully discharge Condition 18, please find enclosed a Building Services Noise Commissioning Measurements Report, produced by Stroma Built Environment, which includes a verification assessment of acoustic insulation.

The assessment indicates that operational noise from plant is at least 5 dB below the background level during daytime at all noise sensitive receptors.

During the night, operational noise from plant is at least 3 dB below the background sound level at the residential properties on Greenheys Lane. The Building Services Noise Commissioning Measurements Report provides a justification for this. In summary, the assessment uses the lowest background levels which were measured between 03:00 and 03:15 to represent a worst-case scenario of plant machinery running for 24 hours. This is because the original noise assessment was undertaken when the plant operating hours were unknown.

In reality, the plant will actually operate during the final hour of the night-time period (06:00-07:00). Therefore, the difference between the plant noise levels and background sound levels during this period is expected to be greater in practice. As such it should be considered that the requirements of Condition 18 are also met for the night-time.

This approach was agreed with Environmental Health in a meeting with Stroma in September 2022. Environmental Health accepted the limitations of carrying out these types of verification measurements due to other noise sources outside of the Site. As such, it is considered that the information provided is acceptable to discharge Condition 18 in full.

Condition 19 – Acoustic Insulation

The wording of Condition 19 as set out on Planning Permission reference: 125018/FO/3019 is as follows:

“The Maker Space and ancillary workshop 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. The scheme shall be designed by an approved acoustic consultant and shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has 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.”

Part a of Condition 19 was discharged on 13 May 2022 (Ref: CDN/22/0144) and the associated Decision Notice states the following:

“You will now need to submit a verification report within three months of occupation and these must be updated when / if changes are made.”

In accordance with the above, to address the requirements of Condition 19b and thus support the full discharge of Condition 19, please find enclosed an Acoustic Technical Note produced by Stroma Built Environment, which includes a verification assessment of acoustic insulation for the Maker Space.

The results of the assessment indicate that the rating level assessed from on-site measurements exceeds the desktop review by 1 dB; however, the rating level is at least 6 dB below lowest measured site background sound level. This rating level indicates a BS 4142 assessment of ‘low noise impact’. Although the Maker Spaces will be limited to an internal noise level of 85 dB LAeq,T, it is considered that if source noise levels were to exceed the limit by 5dB, a BS 4142 assessment of ‘low noise impact’ would still be achieved at the identified noise sensitive receptors.

The noise source inside the Maker Space used for the assessment was 96 dB LAeq, which would likely be noisier than most activities that would be expected to take place.

This case was presented to and agree with Environmental Health in a meeting with Stroma in September 2022. Environmental Health agreed that Stroma have done all they can at this stage to show a worst-case assessment with the Maker Space being unoccupied.

As such, it is considered that the information provided is acceptable to discharge Condition 18 in full.

Condition 30 – Local Benefits Proposal

The wording of Condition 30 as set out on Planning Permission Reference: 125018/FO/2019 is as follows:

“Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”

Part a of Condition 30 was discharged on 3 September 2020 (Ref: CDN/20/0463).

In accordance with the requirements under part b) of Condition 30, and to support the full discharge of Condition 30, please find enclosed a Local Benefit Proposal Plan that has been prepared by Caddick Construction.

The Local Benefit Proposals Plan details that over the course of the project, Caddick Construction:

- Employed 100% of labour from Tier 1 and Tier 2 areas, achieving the target of 100%.
- Employed 82% of subcontractors from Tier 1 and 2 areas, and 18% from Tier 3 - falling short of its 90% Tier 1 and 2, and 10% Tier 3 target.
- Sourced 64% of suppliers from from Tiers 1 and 2, and 34% from Tier 3 - falling short of the target of 80% from Tiers 1 and 2.
- Brought 22 apprentices onto the project, exceeding the target of 20.

Where targets were unable to be met, justification is provided within the submitted information. On the basis of this information, Condition 30 is requested to be discharged in full.

The Submission

The documents set out in Table 1 are submitted through the Planning Portal (Ref: PP-11281192) in support of application.

Table 1 – Summary of Application and Supporting Documents

Condition Number	Information submitted
N/A	Covering Letter, Prepared by Deloitte LLP
N/A	Application Form, Prepared by Deloitte LLP
Condition 18	Building Services Noise Commissioning Measurements Report, prepared by Stroma Built Environment
Condition 19	Acoustic Technical Note, prepared by Stroma Built Environment
Condition 30	Local Benefits Proposal Plan, prepared by Bruntwood SciTech

The application fee of £116.000 has been paid to Manchester City Council (plus an administrative fee) via the Planning Portal.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact my colleagues Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102)or Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084).

Yours sincerely

Deloitte LLP.

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