



Paul Butler Associates

Planning, Development & Heritage Consultants

06 September 2022

Mrs Julie Roscoe
Head of Planning
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

21.1557/NorthCity/ljr03dt

Dear Julie,

North City Family and Fitness Centre, Upper Conran Street, Manchester, M9 4DA

RE: Planning permission 131111/FO/2021: Installation of ground source heat pump in a new plant enclosure, together with associated works.

Application to Discharge Condition 4: 'Acoustic Survey and Verification Report'

Introduction

On behalf of my client, Ameresco Limited, please find attached an application to discharge condition 4 attached to planning permission 131111/FO/2021 which granted consent for the installation of a ground source heat pump in a new plant enclosure, together with associated works at North City Family and Fitness Centre.

Condition 4 'Acoustic Survey and Verification Report'

Condition 4 provides that '4) a) *The Heat pump and any 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. Prior to commencement of the use hereby approved the scheme 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 site. For clarification the borefield hereby approved may be commenced prior to the approval of the acoustic scheme for the Heat pump.*

b) *Prior to commissioning of the plant a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 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.*

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the property and to safeguard the amenities of the occupiers of the nearby residential accommodation, pursuant to policies DM1, EN1 of Manchester's Local Development Framework Core Strategy Development Plan Document and Saved Policies DC1 and DC26.1 of the Unitary Development Plan'.

The approved plant has been installed and an acoustic verification inspection was undertaken by BDP on 31 August 2022 which involved taking a series of nearfield measurements to determine the worst case noise levels expected at the nearest sensitive receptor properties identified by the previously completed Plant Noise Assessment Report P3001965/(REP)U007. The predicted external plant noise levels at the nearest sensitive receptor properties indicate that the completed plant installation complies with the Manchester City Council plant acoustic criteria detailed in the Plant Noise Assessment Report by BDP dated April 2022 (Doc No: P3001965/(REP)U007). The results of the verification survey are presented within the Plant noise commissioning measurements report prepared by BDP and dated 5 September which is submitted in support of this condition discharge application.

Based on the submission of BDP Plant Noise Assessment Report Doc No: P3001965/(REP)U007 dated April 2022 and BDP Plant Noise Commissioning Measurements Report Doc No: P3001965(COR)U008 dated 5 September 2022, condition 4 is recommended to be discharged.

The application fee (£116.00) will be paid shortly after submission by Ameresco Ltd. I look forward to receiving confirmation that this application has been registered and validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely



David Tye BSc MTPI MRTPI
Director

CC Akash Vadher (Ameresco Ltd)
Begona Sainz (Ameresco Ltd)
Luke Kolat (Ameresco Ltd)