

Plan:8 Town Planning Ltd

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

2nd April 2025

Dear Sir/Madam

Application to Discharge Condition 5 (Acoustics) – Planning Permission 139981/FO/2024 5–7 Byrom Street, Manchester, M3 4PF

We write on behalf of our client, Mr Jacob Knox of T A Knox Limited, in connection with the above application to discharge Condition 5 (Acoustics) attached to planning permission 139981/FO/2024, The permission was granted for external alterations comprising the installation of new double doors, replacement windows with louvres and the relocation of AC units.

Conditions 3 (Construction Management Plan) and 4 (Materials) were discharged under application CDN/24/0820, determined on 5 December 2024. That decision also confirmed that the acoustic criteria had been met at the nearest residential/hotel receptor (NSR1). However, the Council declined to discharge Condition 5 in full on the basis that noise levels at the neighbouring commercial building (NSR2, approximately 5m to the east) had been found to be 62dB, in excess of the measured background level of 50dB LA90. The Council indicated that it could consider a relaxed criterion of equal to background as a means of compromise, and required a scheme of mitigation with an updated assessment demonstrating that noise levels at the commercial receptor had been reduced accordingly.

In response, the AC units have been permanently set to a reduced operating capacity of 70%, which will be maintained for the lifetime of the equipment. Nova Acoustics Ltd were subsequently commissioned to undertake further on-site measurements and an updated noise impact assessment. Their report (Project Reference NP-013784, dated 30 January 2026) is submitted in support of this application. The updated assessment demonstrates that, following the reduction in plant duty, the BS4142 rating sound level at NSR2 is 50dB LAr,Tr – equal to the measured background level of 50dB LA90 and therefore meeting the relaxed criterion indicated by the Council. There is zero exceedance. The criteria at NSR1 remain met as previously confirmed.

We are satisfied that the submitted information fully addresses the Council's stated reason for refusal and that Condition 5 can now be discharged. We would be grateful if the Council could confirm approval at the earliest opportunity. The following document accompanies this application: "Acoustic Report – Nova Acoustics Ltd, 'Discharge of Condition, 5–7 Byrom Street, Manchester, M3 4PF', Ref: NP-013784, dated 30 January 2026"

Please do not hesitate to contact us if you require anything further.

Yours faithfully,

Simon Plowman BA(Hons) MA MRTPI

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