



28th November 2025

FAO Ana-Maria Safta

Day Architectural
Studio 1
Lancaster Buildings
77 Deansgate
Manchester
M3 2BW

Dear Ana-Maria,

DC3706-NL3 – The Fairfax – Discharge of Condition 18 of Permission Ref: 121099/FO/2018

Condition 18 of the extant planning permission for the site (121099/FO/2018) requires as follows:

“Before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads and the adjacent tram and mitigating vibration and reradiated noise levels associated with the operation of the adjacent tram line shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.”

Prior to commencement of the development a detailed Noise Impact Assessment (NIA) was submitted which set out the required acoustic properties of the façade including the glazing and ventilation. The NIA (ref: DC3706-R1) was issued on 30th June 2022.

Due to design changes because of supply availability the acoustic performance of the glazing units to be installed across the Fairfax development were varied from those which were previously set out within DC3706-R1.

The amended glazing specification was provided to Manchester City Council and detailed in our letter DC3706-L2, issued on 16th November 2023. The amended specification set out in that letter was as follows:

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Table 1
Amended Glazing Specification, dB R_w

Frequency in Hz	125	250	500	1000	2000	R _w	C: C _{tr} Correction	R _w + C _{tr}
G1	27	27	35	38	32	34	-2; -4	32
G2	30	29	36	37	36	36	-1:-3	33
G3	30	28	36	37	35	36	-1:-3	33

Although there are some differences in the glazing performance, most notably in the 1kHz and 2kHz octave bands, the overall corrected sound insulation performance (R_w + C_{tr}) of the units is identical.

A detailed review was conducted of the predicted internal noise levels within bedrooms and living rooms based on the revised glazing specification. This review demonstrated that the same internal noise criteria, will be achieved in all rooms for the new glazing systems.

It is understood that Condition 18 was varied by non-material amendment to match the sound reduction specification as provided in Table 1 above. Condition 18 was then discharged in part on the basis of the pre-commencement elements being completed.

Discharge of 2nd Part of Condition 18

The applicant now seeks to discharge the second part of the condition which states as follows:

“Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority.”

The acoustic specification for the development (Ref DC3706-R2v3) sets out the specific design requirements for acoustics for a variety of internal building elements not directly controlled by the planning process.

Table 3.6 within that report sets out the specific performance requirements for the internal mechanical services (including MVHR systems) and controls the maximum allowable noise levels within residential apartments due to in flat mechanical services and plant.

For ease Table 3.6 is reproduced below as Table 2. The stated values are with reference to Noise Rating curve values. The noise level from the building services should not exceed the noise rating curve value at any frequency:

Table 2
Recommended Noise Rating Curves for Internal Building Services Noise within Rooms

Room	Building Services Type	Noise Rating Level (dB)
Bedroom	Plant Serving Other Premises	25
	Fresh Air Ventilation at Design Duty	
	Comfort Cooling at Design Duty	30
En-Suite Bathroom	Extraction/Intake	45
All other areas	All services excluding hand dryers	40

Dragonfly Consulting was directly involved in the specification of the glazing and ventilation systems. Therefore, Dragonfly Consulting reviewed the specific sound insulation performance data for the glazing systems ordered for installation into the building and was consulted on the design of various elements of in-dwelling mechanical equipment.

However, Dragonfly Consulting did not directly supervise the installation of the relevant glazing and ventilation systems.

We have therefore sought confirmation of the specification, as required by Condition 18 to “*verify that all of the recommended mitigation measures have been installed*”.

Attachments 1 and 2 to this letter provide confirmation as follows:

- Attachment 1 - Fox Aluminium – Glazing system supplier and installer.
- Attachment 2 – Brentwood Consulting Engineers – MVHR System Designer and Installation Supervisor.

As our report DC3706-R1 sets out that compliance with the required façade acoustic specification will ensure compliance with Condition 18 and this has been accepted by MCC, Dragonfly Consulting can confirm that this post-completion report fulfils all requirements of Condition 18 and confirm that those requirements have been met as follows:

1. Confirmation that all recommended mitigation measures have been installed.
2. Mitigation measures have been demonstrated to and accepted by MCC as effectively mitigating any potential adverse noise impacts.
3. No none-compliance has been identified and no further mitigation measures are required.

Therefore, it is considered that Condition 18 of Planning permission Ref 121099/FO/2018 can now be fully discharged by Manchester City Council.

I trust the attached is suitable, however, if you have any further queries or require further information, please do not hesitate to contact me.

Yours sincerely,



Chris Chittock BSc (Hons), MIOA
Director
For and on behalf of
Dragonfly Consulting

Attachment 1

12th November 2025

Ref: RL/MP/C/1365

R G Group Ltd
4 Abbey Wood Road
Kings Hill
West Malling
Kent
ME19 4AB



Wentworth Industrial Park
Wentworth Way
Tankersley
South Yorkshire S75 3DH
Tel: 01226 749910
E-mail: sales@foxaluminium.co.uk

For the attention of Dean Moran

Dear Sirs,

Re:- The Fairfax – Glazing Specification

We write in connection to our works carried out on the above scheme and confirm that the acoustic performance of the glazing installed is in accordance with the octave bands detailed within Table 2 of Dragonfly Consulting's letter reference DC3706-L2v2 dated 4th January 2024.

Yours faithfully
FOX ALUMINIUM SYSTEMS LTD

Robert Lowe

Attachment 2

BRENTWOOD
CONSULTING ENGINEERS

Fairfax, Manchester

The design of the landlord spaces and amenity spaces, for the Fairfax project in Manchester, aligns with the original planning assessment and subsequent letter which supported the NMA for the use of the windows on apartment levels. The MVHRs within apartments have been designed to provide a constant mechanical ventilation to enable the occupants whilst the windows can remain closed. If there is a need for purge ventilation then the occupant can switch the MVHR into purge mode and open a window if required. This will typically be for a short period of time. After this, the windows can be closed again to reduce noise impact from the surroundings outside.

Regards

Max Garroway

Brentwood Group



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