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Manchester City Council
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5th November 2025

Dear Sir or Madam,

Details Required to Discharge Condition 3b Pursuant to Application Ref: 140223/FO/2024 for the Replacement and Installation of 4no Air Conditioning Units and Installation of 2no Louvres to Rear Elevation.

Cushman & Wakefield, on behalf of Estee Lauder Companies, hereby apply to Manchester City Council to discharge condition 3b pursuant to application ref: 140223/FO/2024 for the Replacement and installation of 4no Air Conditioning Units and installation of 2 no louvres to rear elevation.

Following permission being refused in May 2025, further survey has been undertaken, which includes the background noise levels, all four condenser units operating simultaneously and confirms the unit installed.

Condition 3: Noise Assessment

As set out in the Decision Notice dated 8 August 2024 condition 3 states:

> *a) Prior to commencement of the use hereby approved a 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. 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.*
>
> *b) Prior to the operation of the scheme 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 site pursuant to polices DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).*

A list of directors' names is open to inspection at address below.
Cushman & Wakefield Debenham Tie Leung Limited Registered in England No 2757768.
Registered office 125 Old Broad Street London EC2N 1AR.

The following information has been submitted as part of this application:

- Noise Impact Assessment, Report Ref. 36953-HYD-XX-XX-Y-TN-1001 P02 – 11th June 2025

All of the above relevant information has been submitted electronically via the Planning Portal.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries, please do not hesitate to contact me.

Yours sincerely

[redacted]

Ruth Owen MRTPI
Planning Consultant
Cushman & Wakefield - Planning