



Re: APP REF NO CDN/25/0675

From Angela Leckie <angela.leckie@manchester.gov.uk>

Date Wed 17/09/25 4:55 PM

To Alan Yarwood <alanyarwood@day-architectural.com>; Peter Lunness
<peterlunness@torsionconstruction.co.uk>

Cc Luke Kenney <LukeKenney@day-architectural.com>

Hi Luke

Noted on the 1st 2 parts

I think the neatest way to deal with this would be to split condition 21 into 2 parts as follows:

Prior to occupation of

(a) The residential units; and

(b) Each commercial unit

a scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) 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.

(c) The approved scheme shall be completed before the premises (a) and (b) is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

This could be done by the submission of a S96 application to vary condition 21 which I can get through the system quickly.

Best Wishes

Angela

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams