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Manchester City Council
Planning Department
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29 April 2026
EP ref: 24-423

For the attention of Jack Naven

Dear Jack

Re: Block A, The Quarters, Oldham Street and Spear Street, Manchester, M4 1LF (planning portal reference: PP-14827920

1. Please find enclosed an application to discharge condition 5 on planning permission on planning permission 145137/JO/2026.

2. This application comprises this letter and the Technical Advice Note from Clarke Saunders dated 20th November 2025.

3. Planning permission 145137/JO/2026 is for the:

> "Variation of Condition 2 (Specified Plans and Drawings) attached to Planning Permission 142515/FO/2025 to introduce new louvres to the Spear Street elevation"

4. Condition 5 states:

> 5) a) Prior to the commencement of the use of Unit 1, Block A, The Quarters, either a scheme that demonstrates that any plant, equipment and servicing associated with the louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant, equipment and servicing associated with the louvres so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.
>
> b) Prior to the first operation of any plant, equipment and servicing associated with the louvres, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate

that any plant, equipment and servicing associated with the louvres achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of any plant, equipment and servicing associated with the louvres can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

5. The Environmental Health Officer responded during the determination of application 145137/JO/2026 via an email from the planning officer dated 5th March 2026 which stated:

> "They are aware that the louvres are for natural ventilation purposes. They have asked that in order to be compliant with approved Doc K, are there any low level fans that will be installed internally? And will any of these be located close to the louvres? Will these fans have any noise levels and is there any data for this and input/output data?"

6. Additional information was provided on 6th March 2026 by the applicant. This stated:

> With regards to the ventilation system we have an Air Handling Unit with ductwork supplying & extracting from the gym areas, the exhaust and fresh air ducts connect to this unit via the louvres.
>
> Attenuators will be installed on the ductwork to reduce the noise breakout from the louvres.
>
> The noise data was provided by the acoustic consultant please see the attached report which confirms we achieve the requirements of Manchester City Council for all periods.

7. This technical report is again enclosed with this application.

8. The information needed to discharge condition 5 was submitted with the application. Condition 5 does not meet the tests for conditions in that it necessary as the local planning authority had the information it needed in respect of this matter and is also therefore unreasonable. However, this application is submitted in the interests of expediency and bringing this to a close.

9. Should you require anything further then please do not hesitate to contact our office at your earliest convenience.

Yours sincerely
Emery Planning

[redacted]

Caroline Payne BA (Hons), DIP TP, MRTPI, PISEP
Joint Managing Director

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