Ms Sue Wills
Planning Department
Manchester City Council
PO Box 532
Manchester M60 2LA
Ref: 032-010
Submitted via Planning Portal

24 June 2026

Dear Ms Wills,

Land off Ambrose Street, Manchester, M12 5DD

Application for discharge of condition 15a - permission 144161/JO/2025

We write on behalf of Storage World (the "Applicant") to formally submit an application to discharge condition 15a (noise attenuation) attached to the above approved development. As you know, the proposal relates to the self-storage facility originally granted planning permission in January 2024 (ref. 135680/FO/2022), subsequently amended via S73 application approved in October 2025 (ref. 144161/JO/2025).

Condition 15a requires that all externally mounted ancillary plant, equipment, and servicing achieve a noise rating level of at least 5dB below the prevailing typical baseline background sound level at the nearest noise-sensitive location. To address this requirement, we submit a Noise Impact Assessment Report (Ref: 21044-RP-PNA-01, Version V3, dated 02/06/2026) prepared by acoustic consultant Jamie Murray, MIOA, of Build Energy Ltd.

The baseline environmental survey established that the lowest measured background sound levels at the representative receptor location (NSR 1, approximately 150m south of the plant zone) drop to a minimum of 38 dB during the critical night-time period. Consequently, a strict plant noise rating level limit was set at 33 dB at the receptor boundary to adhere precisely to Manchester City Council's -5dB target framework. The assessment evaluates the total cumulative acoustic impact of the complete operational mechanical plant schedule selected for the facility, which comprises:

- 1 No. Condenser Unit (Daikin 2MXM68A8)
- 10 No. Extract Fans (System Air Prosilent XP 160S)
- 15 No. Supply Fans (System Air Prosilent XP 160S)

As detailed in Section 4.2 of the report, when factoring in geometric distance corrections, quantity cumulative effects, and the heavily screened positioning of the equipment on the structure's northern elevation, the resulting cumulative rating level at the closest sensitive receptor is calculated to be just 20 dB. This is a substantial 13 dB below the Council's maximum permissible night-time threshold.

The report concludes that the plant selections and layouts achieve comfortable compliance with local policy limits without requiring further secondary post-installation acoustic treatments. As such, the information submitted should be sufficient to discharge the pre-occupation requirement (15a) of the condition.

Other conditions requiring verification reports

As discussed during prior project briefings, the development is in its final phase of delivery. The Applicant's technical team is actively preparing the concluding data packages for the remaining compliance conditions that depend on practical site completion.

The acoustic performance above requires a verification report through Condition 15b, which will be undertaken following completion to validate that the built-out asset conforms to these acoustic parameters. This will follow hand over and the building coming into operation and, through our separate S73 application, we have requested a minor amendment to the time allowance to prepare this report.

Additional verification reports will also follow through a separate submission to address Condition 13b (secured by design final accreditation certificate) and Condition 14b (sustainability verification report).

We trust that the enclosed acoustic assessment is sufficient for you to discharge Condition 15a and we would be grateful if this could be actioned as quickly as possible ahead of the handover of the site, planned for end July.

Kind regards

Yours sincerely,

[redacted]

Sophie Stanton
Senior Planner

cc: Storage World