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Brandon House, King Street
Knutsford, WA16 6DX
Tel: 01565 757500
Email: knutsford@walsingplan.co.uk
Web: www.walsinghamplanning.co.uk

Our Ref: BJ/KN0036/23

13 July 2026

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Via the Planning Portal

Dear Sir/Madam,

Application to Discharge Conditions 20 & 22 from Planning Permission 142143/FO/2025
Shamrock Inn, 17-21 Bengal Street, Manchester M4 6AQ
Planning Portal Reference: PP-15072693

We are instructed by Joseph Holts to submit this application to discharge Condition 20 and 22 of planning permission Ref. 142143/FO/2025 in respect of works at the Shamrock Inn, 17-21 Bengal Street, Manchester.

Specifically, planning permission was granted for:

"Demolition of existing single storey side and rear extensions and erection of new single storey side extension and two storey rear extension for form additional accommodation in association with existing public house (Sui Generis), together with elevational alterations, new external fire escape, new boundary treatment, plant and associated works."

The application has been submitted electronically via the planning portal.

Condition 20 – Noise Impact Assessment

Condition 20 states:

"(a) The plant shall be installed in accordance with the Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025.

Externally mounted 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 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.

(b) Prior to the first use of the plant hereby approved, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

The stated reason for the condition is: *"To minimise the impact of plant on the occupants of nearby developments pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)."*

Pursuant to the discharge of Condition 20, please find enclosed the following documents:

- Post completion testing and technical note on noise by e3p

Condition 22 – Noise Impact Assessment

Condition 22 states:

"(a) The development shall be acoustically insulated in accordance with the Noise Impact Assessment (ref. 51-415-R1-6) received by the City Council, as Local Planning Authority, on the 29 May 2025.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The limiter will need to be set accordingly for background level music to ensure there is no breakout if the bifold doors are open in the daytime.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition (including that the setting and validating of the limiter). The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ."

The stated reason for the Condition is: "*In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).*"

Pursuant to the discharge of Condition 22, please find enclosed the following documents:

- Post completion testing and technical note on noise by e3p

We trust that the information submitted is sufficient to fully discharge Condition 20 and 22 of the planning permission.

If you have any queries regarding the submission or require any additional information, please do not hesitate to contact me.

Yours faithfully,

[redacted]

[redacted]
Assistant Planner
billy.jones@walsingplan.co.uk

Cc [redacted]