28.08.2026

Our Ref: 2022.025

George Bissett MRTPI
69 Ashfield Road
Altrincham
WA15 9QN

Planning
Growth and Development
Manchester City Council
P O Box 532
Manchester
M60 2LA

To whom it may concern,

Re: APPROVAL OF DETAILS RESERVED BY CONDITIONS 12 (PLANT NOISE), 13 (NOISE RESIDNTIAL) AND 32 (VENTILATION) OF CONSENT REF: 135818/JO/2022 (AS AMENDED)

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Estates Ltd for Conditions 12 (Plant Noise), 13 (Noise Residential) and 32 (Ventilation).

The conditions were reserved on consent ref: 135818/JO/2022 (amended by 142177/NMC/2025) for:

Variation to condition 2 (Specified Plans) attached to planning permission 125678/FO/2019 (as amended by 135824/NMC/2022 and 132284/NMC/2021) to make internal reconfigurations associated with the increase in the number of apartments, and omit the commercial element, together with associated elevational alterations.

The requisite planning application fee (£309.00) has been paid online via the planning portal (PP-15191276).

The application is supported by the following documents:

- Goulden Street (Peeler's Yard), Manchester – Acoustic Design Review (26001-R01A-BT), prepared by dBx Acoustics;
- Sample Panel – Window Head Brickwork (0321-TGA-XX-XX-DR-A-21903-P02), prepared by Tim Groom Architects; and
- Sample Panel – Window Head Cladding (0321-TGA-XX-XX-DR-A-21904-P02), prepared by Tim Groom Architects.

The below table sets out the conditions to which this application relates.

No.	Condition Wording
12	*Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, 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 occupation 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. 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. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.*
13	*Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) prior to the first occupation of the residential element of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Oldham Road and local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.* *Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:* *Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)* *Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq* *Gardens and terraces (daytime) 55 dB L Aeq* *(b) Prior to the first occupation 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. 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. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.
32	*Notwithstanding the Air quality report prepared by Wardell Armstrong received by the City Council, as Local Planning Authority, on the 23 December 2019, prior to the first occupation of the residential element of the scheme hereby approved a scheme for ventilation and façade interventions shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential accommodation and thereafter retained and maintained.*

Information Summary

Background – The ventilation and façade interventions, as demonstrated on the submitted plans prepared by Tim Groom Architects, have previously been approved as part of application ref. OTH-2026-000040 on 23rd June 2026.

As there have been significant changes in the buildings and infrastructure around the site since the previous noise surveys were undertaken, an updated noise survey was undertaken in 2026. The results of this updated survey have informed limits and specifications set within the Acoustic Design Review, prepared by dBx Acoustics.

Condition 12 – Section 6 of the Acoustic Design Review addresses how the proposals comply with part (a) of Condition 12. It identifies the nearest noise sensitive locations to the site as the Turning Point residential treatment facility to the north west of the site, and the apartments currently under construction on Bendix Street.

The proposed plant is to be contained within plant rooms on the lower ground floor of the building.

Based on the noise data provided by the plant manufacturers, the predicted noise level at the nearest noise sensitive receptors comfortably meets the Council's requirements, and Condition 12(a) can be discharged.

The potential for noise impacts from the plantroom to internal rooms has also been considered in Section 5 of the report, at paragraphs 5.39 – 5.48. Plant noise would likely be inaudible at the room above the plantroom, and adding 50mm mineral fibre to the cavity would almost certainly result in inaudibility at all times.

Condition 13 – Section 4 of the Acoustic Design Review addresses how the proposals comply with part (a) of Condition 13. It uses the updated noise survey data to establish likely noise levels on each façade. On the basis of the façade intervention utilising the approved

trickle vent, the report sets required glazing sound insulation performance to achieve target internal noise levels.

The report assesses the wall and roof build ups with regards to noise ingress. It confirms that the sound insulation performance of the proposed external envelope elements would control noise ingress to meet the Council's requirements in all habitable rooms, and hence Condition 13(a) can be discharged.

While the report references Brookvent Airvent SM1000+, the approved solution is Brookvent Airvent SM1200+. However, it has been confirmed that acoustically these two products are identical, so the conclusions of the report are unaffected.

Condition 32 – As previously noted, the scheme for ventilation and façade interventions has already been approved. Apartments will be naturally ventilated with background vents over window frames. The drawings accompanying this application have been approved against Condition 8 (Materials) and are submitted here alongside the Acoustic Design Review for completeness. Condition 32 can therefore be discharged.

We trust that you have all the information required to validate the approval of this details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

