

**Q+A Planning**  
The Stables  
Paradise Wharf  
Ducie Street  
Manchester  
M1 2JN

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

12<sup>th</sup> May 2021

Dear Sir/Madam,

**RE:PP-09809639: Discharge of Planning Conditions Pursuant to 127586/FO/2020 at Land Adjacent to 115 Sale Road, Manchester, M23 0BU.**

On behalf of our client Seva Patidar Ltd we have pleasure in submitting an application to part discharge planning condition 11 pursuant to planning permission 127586/FO/2020 at Land Adjacent to 115 Sale Road, Manchester M23 0BU.

Planning permission was granted on 28 October 2020 for:

*“Erection of a three storey residential building to form nine self-contained flats (3x1 bed, 6 x2 two bed) with associated car parking, landscaping and boundary treatment.”*

Detail is submitted in order to discharge conditions 11 as set out below.

**Condition 11**

*Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Sale Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.*

*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 LAeq (individual noise events shall not exceed 45 dB LAmax, F by more than 15 times)*
- *Living Rooms (day time: 07.00 – 23.00): 35 dB LAeq*
- *Gardens and terraces (daytime): 55 dB LAeq*

*Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.*

Information submitted to discharge condition 4 is as follows:

- Hepworth Acoustics Noise Mitigation Scheme - Report No: P20-255-R02v01 May 2021.

The application form and relevant plans have been submitted electronically via the Planning Portal (Reference PP-09809639) and the requisite fee of £116 paid online at the point of submission.

I trust that the Council have all that is required in order to discharge condition 11, however should you require anything further please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink that reads 'David Hinds'.

**David Hinds**

**Planner**

For and on behalf of

**Q+A Planning Ltd**