

Approval of details reserved by a condition

Client: Mr Jimmy Charro, Charro Investments Limited

Site Address: 37 Liverpool Road
Manchester
M3 4NQ

Proposal: Conversion of Café to Dwelling

Agent: Aran Property Consultants Ltd
Moss House
Moss Lane
Altrincham
Cheshire
WA15 8GZ

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Date: 14/12/2020

Revisions:

Revision	Date	By	Checked	Notes
A	14/12/2020	JLP	ARAN	Issue for discharge of planning conditions

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Conditions

The conditions listed below are listed within the Condition(s) attached to the decision section of Planning Permission Approval Letters for the following:

Condition 3 - 126530/JO/2020:

- (a) Notwithstanding the approved documents and before first occupation of the development, the residential accommodation shall be acoustically insulated against noise from Liverpool Road and the White Lion public house, and any other actual or potential sources of noise, in accordance with an acoustic attenuation scheme (including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development), which has been submitted to and approved in writing by the City Council as local planning authority.**

Glazing

Environmental Health Officer Comment:

I am not entirely sure what is being stated in the response. Are they saying it's a different glazing system to the one assessed or recommended by the acoustic consultant? If so, the proposed glazing details will need to be provided to the acoustic consultant and an assessment made to determine its compliance with the condition regarding internal noise criteria and a memo from the consultant to confirm suitability.

Aran comment on 05-11-20

The proposed glazing specification to be as the per the Nova Acoustics report dated 01.02.2018.

Ventilation

Environmental Health Officer Comment:

Ventilation examples have also been provided in the report and the applicant will need to confirm which of the recommended examples will be included within the development. If Mechanical ventilation is to be installed as an alternative, then details will need to be supplied and a supporting comment from the acoustic consultant to confirm that the selected mech vent, when in full operation will not exceed our internal noise criteria

BS8233 states “Where openable windows cannot be relied upon for this ventilation, trickle ventilators can be used and sound attenuating types are available”.

Aran comment:

All rooms have at least one window which can be opened to allow natural ventilation. Hence there's no requirement for mechanical ventilation.