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9 of 15

Fwd: 28-30 Oldham Street: CDN/19/0868 and CDN/19/0867

Inbox

x

TST/Aaron

x

Emily Booth

Attachments

14:16 (1 hour ago)

to Planning

Please upload the text of the attached email from Ryan Mcteggart and the attachments. This email and attachments were received on 29/11/19.

Thanks,

Emily Booth

Planner

Planning, Building Control and Licensing,

Growth and Neighbourhoods

I♥MCR

Tel 0161 234 4193

internal 800 34193

E-mail: e.booth@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

----- Forwarded message -----

From: McTeggart, Ryan (GL Hearn) <Ryan.McTeggart@glhearn.com>

Date: Fri, 29 Nov 2019 at 13:14

Subject: RE: 28-30 Oldham Street: CDN/19/0868 and CDN/19/0867

To: Emily Booth <e.booth@manchester.gov.uk>

Hi Emily,

Further to the condition 3 comments, the attached mechanical services drawings for the roof and the ground floor show the locations of the fresh air intakes:

Roof AHU – at roof level

Café/retail MVHR – at high level in the façade at ground floor.

The filters that we have specified are as follows:

Hotel AHU fresh air intake at roof level has G4 panel & F7 bag filters

Hotel AHU discharge at roof level has M5 bag filters

Ground floor Café/reception MVHR has G3 grade filters on the fresh air intake and exhaust.

Kind regards,

Ryan

Ryan McTeggart

Senior Planner

GL Hearn Limited

7th Floor Lee House

90 Great Bridgewater Street

Manchester M1 5JW

M 07788 345768

Ryan.McTeggart@glhearn.com

glhearn.com

cid:image001.png@01D5A503.CDC6CB20

From: Emily Booth <e.booth@manchester.gov.uk>

Sent: 25 November 2019 14:31

To: McTeggart, Ryan (GL Hearn) <Ryan.McTeggart@glhearn.com>

Subject: Re: 28-30 Oldham Street: CDN/19/0868 and CDN/19/0867

Hi Ryan,

Thanks for the update and the information. I'll let you know if we have any further comments.

Kind Regards,

Emily Booth

Planner

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On Fri, 22 Nov 2019 at 12:07, McTeggart, Ryan (GL Hearn) <Ryan.McTeggart@glhearn.com> wrote:

Emily,

The schedule submitted for Condition 4 relates to all external materials proposed, including replacement windows. I assume Paul is querying why we have not submitted the discharge of condition 5 application yet, which relates to window repair proposals. This is because it is not a time limited condition. This will likely be submitted within the next few weeks however.

I will get back to you regarding the Air Quality Report.

Kind regards,

Ryan

Ryan McTeggart

Senior Planner

GL Hearn Limited

7th Floor Lee House

90 Great Bridgewater Street

Manchester M1 5JW

M 07788 345768

Ryan.McTeggart@glhearn.com

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From: Emily Booth <e.booth@manchester.gov.uk>

Sent: 22 November 2019 11:23

To: McTeggart, Ryan (GL Hearn) <Ryan.McTeggart@glhearn.com>

Subject: Re: 28-30 Oldham Street: CDN/19/0868 and CDN/19/0867

Good Morning Ryan,

Paul Mason is still assessing the schedule that you provided and I am aware that he currently has no availability before mid December, unless there is a cancellation. I will ask him for the soonest date that he can do. He has however asked why the date for the submission of the repair of windows is later than the other materials. Please advise.

I can confirm the following in relation to Condition 2 (Local Labour) of application referenced 120903/JO/2018:

This condition is hereby discharged provided that the completed Local Labour Proposal Form - [Construction][End-Use Operation] Phase submitted by Treasure Choice Enterprises Limited received by the City Council as local planning authority on 22 October 2019 is complied with for the duration of the approved construction works and for the duration of the approved use of the building.

I have also received comments on Condition 3 from our Environmental Health Service as follows:

Condition 3 (Air Quality)

The information submitted is insufficient to discharge the condition.

The Air Quality Management Strategy Rev 3 - There is an additional page (21 - Summary of Mitigation Measures) in comparison the Rev 2 version already assessed. The plant selection for heating, hot water and the standby generator was already agreed as they will meet the good practice principles for both the design and operational phases (IAQM/EPUK). In addition, the applicant has proposed mechanical ventilation and/or grade filters as mitigation for future site users. However, this is still at the design stage, therefore we still require the details of the intake/extract points for the mechanical ventilation system and/or the details of the grade of filters to be used (depending on what scheme is chosen and the siting of the intake points).

Please submit this information.

I hope that this is of use to you.

Please give me a call if you need to discuss.

Kind Regards,

Emily Booth

Planner

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On Mon, 18 Nov 2019 at 10:07, McTeggart, Ryan (GL Hearn) <Ryan.McTeggart@glhearn.com> wrote:

Hi Emily,

Please let me know if you require anything further from me in relation to discharge of conditions CDN/19/0868 and CDN/19/0867, or if you have any concerns.

The condition wording requires the 3 applicable conditions (2, 3 and 4a) to be discharged by 24/12/2019.

The sample material schedule (attached) states that the materials will be available for viewing onsite w/c 25th November. Do you have any availability that week?

Kind regards,

Ryan

Ryan McTeggart

Senior Planner

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2 Attachments

Done.Will do, thanks.Will do.