PLANNING
20 NOV 2008

By e-mail and post

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Our ref: ae/1093-01Db191108-ltr.doc
Date: 19 November 2008

Dear Emily

re : 2 New York Street, Manchester - application ref: 087969/FO/2008

Further to receipt of your letter dated 24 October 2008 we confirm the following responses to the request for additional information:

1. Please find attached drawings 1093-al(05)035 and 1093-al(05)036 to be read in conjunction with the 'Design and Access Statement'

2. We confirm that the expected/estimated frequency of servicing of the proposed floors are as the following:

   third floor tenants

   - Post daily
   - Books delivered 4 times a year
   - Printing material delivered weekly (during term time)
   - Paper deliveries as required
   - Stationary deliveries as required (generally once a week)
   - Servicing refills/supplies etc as required (generally once every two weeks)

   fourth floor tenants

   - Post daily
   - Stationary deliveries as required (generally twice a week)
   - Servicing refills/supplies etc as required (generally once every two weeks)

3. We confirm that the proposed ramp on cardeck level for the lift threshold will have a gradient not exceeding 1 to 20 (5%).

   The proposed lift configuration [3 no. through lifts with an internal dimension of 1100(w) x 1400(d) x 2200(h)] is a consequence of the existing structural lift shaft configuration and door arrangements.

4. Please find attached drawing 1093-al(05)034 which identifies the extent of plant on the car deck level with associated new/replacement perforated mesh screen enclosure to match the existing.

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5. We confirm that the acoustic performance of the application will be as the following statement:

Control of plant noise
Maximum octave band noise levels for all plant items associated with the 2 New York Street development are presented in the table below.

Maximum permissible noise levels from proposed plant

	Octave band centre frequency (Hz)						
	63	125	250	500	1k	2k	4k
Maximum levels dB	71	80	75	66	74	80	84

These have been specified to ensure that any noise break-in to classrooms above the car park plant deck, to offices below the car park plant deck and also to the nearest adjacent offices is controlled to at least 10dB below the NR35 curve for internal background noise at all times, with plant operating at design duty.

Control of noise egress from electronic sound re-enforcement systems
In order to mitigate the risk of noise level break-out from sound re-enforcement systems provided by the college causing disturbance to occupants of adjacent noise sensitive premises, playback levels will be limited to a maximum A-weighted level of L_{Amax} 85dB and a maximum level at 125 Hz of L_{125Hz} = 73 dB. All external glazing will remain sealed with ventilation provided mechanically.

The nearest neighbouring occupied space is office accommodation to City Tower and based on this limit, the noise level outside the facade would be L_{Aeq} 39 dB, at least 5dB below the minimum background noise level measured at an adjacent building.

We trust that the above is in order, however if you require any further information please do hesitate in contacting the undersigned.

Yours sincerely

Andrew Edmunds
for stephenson bell

cc F Lewis Bruntwood
D Burton Globe

enc

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