Mark Ditchburn

From: Mark Ditchburn

Sent: 03 July 2012 17:32

To: 'g.mcglone@manchester.gov.uk'

Cc: 'r.hadfield@manchester.gov.uk'; 'Mark Sixsmith'; 'Daniel Leeson'

Subject: RE: 2151_wobble you - Acoustic report requirement clarification - please respond asap

Hi Gemma

Further to our conversation yesterday please note the following points with regards to the acoustic report request and your outstanding concerns regarding the protection of public amenity.

1. existing identical business to the one proposed : Shape Studio, 9-10 Bretonside Viaduct, Plymouth, PL4 0AQ AND Shape Studio, First Floor, Burlington Arcade, Bournemouth, BH1 2HZ - I have carried out some initial research, however I am unable to find any recent planning consents for these businesses. I believe the units already had a suitable planning consent prior to Shape Studios occupying the space.

2. Nearest comparable business is Oasis Tanning Centre, 125 Northenden Road, Sale, M33 3HF. They have 6 machines. There is planning approval for this development from Trafford Council - Ref: H/55083. There is nothing mentioned on the condition with regards to the acoustic levels of the proposed equipment in this mixed use building. I have contacted the council and asked if there are any complaints on the public access files - however none could be found.

3. As discussed there is no acoustic information regarding the machines from the supplier, however there is one single machine at Finesse 10-14 Hilton Street, Stevenson Square, Manchester, M1 1JF. My client would be more than happy to cover the expenses of an EHO officer to attend the store and see the machine in action, however we would ask that the officer attending does not reveal the purpose of their visit as this may cause negative business relations.

4. Please have a look at the following link http://www.youtube.com/watch?v=8FQawWD-anY .You will see the exact unit proposed and the associated activity. Unfortunately there is background music playing over this video but the presenters are still able to have a normal conversation whilst the machine is in use – again reiterating their low noise level.

5. In term of background music and the noise from people using the store we except this to be approximately 35 to 40db - which I believe is the standard acoustic level of a average residence / normal private offices – This will have no detrimental effect on the neighbouring properties and associated businesses.

6. The unit is within a wholly commercial building. There are no residential dwellings within the structure. Further more there are no other permanent tenants within the upper or lower floors of the building. The adjacent buildings are also both completely commercial - clothing retailers. Our expected db level will not exceed that of our neighbouring business and so will have no detrimental effect on public amenity. The property immediately opposite the unit is currently derelict. There are no other noise sensitive points to be noted.

7. There are many Flabelos machines being used within the Manchester area. Mainly within small salons and nail technician businesses in Crumpsall, Openshaw and West Didsbury. I am unable to find any specific planning condition notation with regards to the acoustic restrictions of these businesses.

I trust the above goes some way to alleviate the current concerns of EHO. If you would like to arrange a convenient time to use the machine at Finesse please contact me direct to make the necessary arrangements: 07799 80 59 51. Alternatively please confirm via response if you feel an acoustic report is essential at this point? I am keen to present the revised information and associated reports to Rebecca Hadfield (planner) at the earliest opportunity so she may register the application and commence with the consultation period.

I look forward to your response at the earliest opportunity.

Many thanks

Mark

Regards

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