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

0835/MH/NM

Attn Julie Roscoe

1st June 2016

Dear Ms Roscoe

Application number: 111677/FO/2016
Proposal: Change of use of former commercial premises to restaurant (A3) use and associated external awning and signage
Location: Rational House , 64 Bridge Street, Manchester, M3 3BN

Thank you for your letter of 5th April 2016 and we are pleased to reply as follows *(in italics)*:

You request that the location plan be amended to not include the neighbouring men's clothes shop. *Please see attached plan amended accordingly (BHA Drawing L(EX)001).*

You request an acoustic study identifying ambient noise levels during daytime, night time and weekends along with an indication of noise levels that you propose to achieve within the accommodation and details of the acoustic glazing and acoustically treated ventilation you propose to use. *Please see the attached acoustic study. The design of the air conditioning and fume extract systems by PCPM has been carried out in accordance with the recommendations of this report.*

In terms of the proposed uses, the study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels. *The study confirms that standard double glazed units on external windows/doors will meet the performance requirements. Acoustic lobbies will not be required as the neighbours are commercial rather than residential buildings. A sound limiter device will be used in the internal audio system. For full details see the attached acoustic study.*

Buchanan Hartley Architects Ltd
architecture interiors environment
RIBA Chartered Practice
13 Grosvenor Gardens
London SW1W 0BD
T 020 7592 7247
E mail@buchananhartley.co.uk
www.buchananhartley.co.uk
Company No. 4397794
VAT No. 547723620

You request confirmation of what external equipment is proposed, if any, including that needed for fume extraction, air conditioning etc. *No servicing equipment will affect elevations overlooking public highways. The only exposed equipment items are air conditioning condensers and an extraction duct for kitchen and toilets. These will be located within the existing light well and positioned as described in BHA drawings of which a further copy is attached. A louvered panel for air intake is proposed on the Wood Street frontage - this will be carefully designed to be integrated with the existing glazing pattern. For full details of the extract system please see the attached Ventilation and Air Conditioning report.*

You request details of how and where refuse is to be stored within the building and how the refuse is to be collected (if the use is mixed please confirm where refuse is to be stored within the residential element and the commercial element). You request a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins proposed, the size of the bins, the frequency of collection and details regarding who will collect the refuse. You direct that separate containers for recycling should be used and request details on these and request that we complete the 'Waste Pro-forma v1.0' available on your website. *A refuse store for 7 x 240L wheeled bins has been included in the design. This will give the development a total waste storage capacity of 1680 L. Recyclable will be separated by general waste, separate storage will be provided for waste cooking oil. The management of food waste will comply with Animal by products Regulation 2005. Please see attached BHA Drawings and Waste Management Plan for full details.*

You request full details of the proposed servicing to the proposal. This should include a plan demonstrating how the servicing would operate, what size of vehicles would be used and the frequency of servicing. *See the attached Servicing Management Plan.*

You request full details of method of fume extraction and ventilation measures including details of the location of equipment, the appearance of equipment, noise levels that may be generated from such equipment, acoustic attenuation measures for such equipment to reduce their noise output and any odours/fumes that may be emitted, including scaled plans/elevations showing any external alterations that may result from the installation of this equipment, e.g. external grilles, details of how, fumes and vapours are to be extracted and discharged from the development including any risers (description and technical details)- for the avoidance of doubt all equipment associated with extraction should be located internally within the building. This must be in keeping with the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust systems. *See attached Ventilation and Air Conditioning report for full details. BHA drawings have also been revised to reflect this design and are also attached.*

You request full details of a cleaning and maintenance strategy for the extraction equipment to ensure continued operation at the standard proposed. *This is included in the attached Ventilation and Air Conditioning report.*

You request details showing a minimum of 5 per cent of car parking spaces being suitable for use by disabled persons (wheelchair users). *Not applicable as there is no parking.*

You request confirmation that direct and level access is proposed to the site, into the building and throughout the building for disabled persons. How and where would this be achieved? *See revised BHA Design and Access Statement attached.*

You request details of how disabled and able-bodied people would enter and move between floors within the building. Where buildings are adapted, provision of access for disabled people will be sought. Indeed, when adapting buildings, full access should be made available, unless practical considerations dictate otherwise. If you believe full access is not going to be possible at the building, you must comprehensively explain all the options you have considered in order to make the building fully accessible and explain and justify the reasons why each option has been discounted. You are advised to provide scaled drawn information to back up your findings. *Please see revised BHA Design and Access Statement attached.*

You request a Crime Impact Statement, or Crime Impact Statement Lite, this can be obtained from Greater Manchester Police Design for Security (tel. 0161 856 5912, or email: info@designforsecurity.org). *See the attached Crime Impact Statement.*

You request details of the design strategy for the shop fronts and signage at the property. *This is included in the revised BHA Design and Access Statement attached.*

You request confirmation of whether any external air conditioning equipment is required as part of your proposals. If it is, then the following will be required:

- A location plan with the application site edged in red - *Attached*
- Scaled existing and proposed plans. The proposed plans should clearly show the location of the units. The plans should also include surrounding street names. *Attached*
- Scaled existing and proposed elevations of the building from all 4 directions, with the relevant street names clearly marked (if located externally). *Attached*
- Scaled cross-sections through the condenser units showing their relationship to the building fabric (if located externally). *Attached*
- Scaled elevations and cross sections showing any external alterations (louvres, vents etc.) required to ventilate internally located units. *Attached*
- A technical specification of the units. This should include details such as the appearance, dimensions, materials, colour, noise output etc. of the units.
- An acoustic study regarding the noise output from the units, including the cumulative impact of all the units operating simultaneously, and any acoustic attenuation measures you are proposing to install to limit the breakout of noise from the units. You should also provide details of the ambient noise levels during the daytime, night and weekends and assess how noise from the units will impact on ambient noise levels. *Included in the attached acoustic report referred to above.*

- Confirmation of when the units will be in operation. *Air conditioning units will be operating as follows: Mon-Fri 12am to 11pm, Sat 12am to 12pm, Sun 12 to 8:30.*
- Photographs of the proposed locations. *Images included in the attached Ventilation and Air Conditioning report.*

You request a full justification of why the proposed equipment is required. This should include a comprehensive explanation of all the options you have considered in locating the units and a justification as to why each of these options has been discounted, before coming to the conclusion that proposed location is the most appropriate solution. *This is now covered in the revised BHA Design and Access Statement attached.*

We trust that the outstanding information is now considered to be received by the Council and look forward to confirmation of application validation.

Yours faithfully



Matt Hartley RIBA (Managing Director)

For and on behalf of Buchanan Hartley Architects Limited

Cc: Butarose Limited (James Storey)
Spacely Limited (Matthew Sewell)