Outlook

Albert Bridge House 143164 Reconsult

From [redacted]
Date Fri 12/09/2025 15:46
To Angela Leckie [redacted]

Hi Angela

Please see recommended conditions and comments for the above application. The re-consultation doesn't seem to impact any of our original comments so they are the same as previously submitted.

1) FUME*
Fume/odours
a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.
Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.
b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.
Reason - In the interests of the amenities of occupiers of nearby properties.
*The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air.

2) DEMOLITION/CONSTRUCTION MANAGEMENT PLAN
Prior to the commencement of development, a demolition and construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:
Measures to control noise and vibration;
Dust suppression measures * The measures provided in table 12 within appendix 2 of the Hoare Lea AQ assessment dated 30th April 2025 will need to be directly included within the contractors CMP and complied with throughout.
Compound locations where relevant;
Details of an emergency contact telephone number;
A community consultation plan and;
Sheeting of construction vehicles.
The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.
*The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance

3) DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

4) HOURS1
Premises opening hours
The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

*Hours for the office, commercial and retail elements will need to be provided and agreed by MCC

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

5) HOURS2
Deliveries to commercial premises
Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sundays/Bank Holidays confined to 10:00 to 18:00
Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

6) NSE1
a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.
Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.
Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

I have reviewed the Hoare Lea acoustic assessment dated 24th March 2025 reference REP-1015657-5A-SRG-20250324-Environmental Noise Survey-Rev01.docx and I have the following comments:

1. The report includes indicative internal noise limits for the commercial / retail / F&B uses on the ground floor of the office building and the residential tower which includes commercial use at ground floor to ensure the above criteria can be met in section 10.1. It has been suggested that based on the nearest receptor being 15m away (the occupiers of the development site) internal noise levels of up to 90 dB could be replayed. There should also be consideration to breakout to the façade of the upper floors of the building above the retail unit, which are likely to be less than 15m away so the assessment will need to revised to reflect this.
2. Noise transfer from the ground floor retail into the residential apartments above will also need comment and consideration of whether lower levels are required along with details of separating floor requirement and internal limits confirmed to ensure the criteria of 5dB below the

background and the restriction in the low frequency octave bands can be achieved in the residential apartments with regard to noise transfer from the ground floor commercial.

3. It has been confirmed that lobbied door sets will be required which we agree with and will need to be incorporated into the design for the ground floor units.

4. Section 10.2 provides indicative assessment with regard to noise transfer from the ground floor commercial unit into the office space and includes indicative noise limits and appropriate internal acoustic build ups of the separating elements. This may need to be revised as the design develops.

5. Comment has been provided to confirm a noise limiter could be installed to set and control the internal noise limits which we agree with. Details of the limiter including comment to confirm how it will be set and made tamperproof will be required at the relevant stage.

6. The above assessment and internal limits are indicative at this stage and will likely require further review and confirmation as the design develops and we may provide further comment once this has been completed and updated report submitted for review.

7) NSE2

External areas/outside seating

Shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties

8) NSE4(b)

Residential sound insulation AND overheating

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads and streets shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

In addition to the above, if a gym is proposed as part of the retail space, then assessment of airborne and structure-borne noise transfer from gym use including any free weights areas and impact machines will be required and noise should be controlled in line with ProPG Gym Acoustics design guide (2023) with the recommendation and mitigation based on adopting the lower of the G curve range.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

I have reviewed the Hoare Lea assessment dated 24th March 2025 and I have the following comments:

1. Background noise levels have been taken around the site to inform the baseline noise level which we can accept.
2. Indicative glazing and façade performance has been provided in table 27 for various facades and the additional performance required to protect from entertainment noise intrusion, particularly the low frequency in table 28 along with glazing performance examples on pages 40 and 41. However, at this stage the glazing and façade specification is just indicative and will need to be revised following more detailed calculations and as the design develops.
3. An AVO assessment has been undertaken and it has been confirmed that none of the residential units will be able to meet the criteria with windows open so a scheme of alternative ventilation will be required. The report confirms a MVHR system will be required for ventilation and cooling purposes which we agree with. Once selected, the details will need to be provided along with an assessment to confirm the selected system is capable of providing the necessary performance / air changes / requirements to ensure occupants do not need to rely on opening windows for cooling purposes other than for rapid purge ventilation. The assessment will also need to demonstrate that the selected system will not exceed the internal noise criteria when in full operation and details of any mitigation / insulation measures recommended where required
4. We will need an assessment of any façade penetrations for building services such as ventilation intake / extract louvres and recommendations for any necessary acoustic insulation of these areas recommending to ensure these penetrations do not compromise the acoustic integrity of the façade or lead to an external noise transmission path to the residential properties which may impact the internal noise level.
5. We will review the revised report once the design has developed and the confirmed glazing façade and ventilation specification has been selected and provided.

9) NSE6
External plant/equipment/servicing/louvres/plant rooms/substations
a) Externally mounted ancillary plant, equipment and servicing including any louvres and plant located behind any louvres, plant located in plant rooms discharging or venting through louvres and substations shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

The above Hoare Lea assessment has provided indicative plant noise limits for the building plant based on the background noise level which we can accept. (45dB during the day and 39dB at night)

At this stage, only 4 of the office building ASHPs are known which are to include the full acoustic pack which limits these units to 70dB. We will need a full plant noise assessment once all the plant is known to demonstrate the agreed limits can be met. We will need a cumulative noise rating at each

of the receptors which shall include the development site receptors (residential and commercial) and neighbouring commercial and residential properties.

The assessment will need to include any plant associated with the retails units such as ventilation, chiller units or kitchen extraction equipment.

Any louvred extract / intake or plant located behind louvres such as ventilation intake / extract including plant located within plant rooms which extract externally via louvres will require assessment under this condition.

We will also need an assessment of any emergency plant once known and a testing schedule providing. Emergency plant can operate under a relaxed criteria of 10dB above the LA90

10) REF*
a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.
New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.
b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.
Reason - In the interests of amenity and public health.

I have reviewed the Curtins Waste management strategy dated 6t June 2025 and while I can accept much of the content, the MCC waste proforma in appendix B has been left blank and will need updating for completeness. Also, with regard to the comment in section 5.1.7 that states all refuse will be collected 3 times per week, is his just relating to the commercial / retail and office elements of the development? We can accept this collection frequency for the commercial and office elements but this would not be acceptable for the residential scheme and collection frequency for the residential element would be in line with the MCC collection regime of fortnightly collections. This section needs clarification and updating accordingly.

11) AIR QUALITY 1 (AQ Impact and Exposure Assessment)
a) Prior to commencement of the development, an air quality impact and exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.
b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

I have reviewed the Hoare Lea Air Quality assessment dated 30th April 2025 and we can accept much of the content however we have the following comments:

1. As the residential properties will be ventilated by MVHR, will clean air filters be installed to the air intakes or will clean air filters be installed as part of the ventilation system? We will require specification of the filters and a maintenance plan to confirm frequency of inspection / replacement, who will be responsible for maintenance and how the filter and maintenance will be maintained should be the building be sold or management company changes in future.
2. Appendix 2 includes mitigation measures during the demolition and construction phase which we can accept. These measures will need to be directly included within the contractors CMP

12) AIR QUALITY 2* (EVC)
a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations shall be submitted to and approved in writing by the City Council as local planning

authority.
b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

*The developer should refer to MCC's AQ Guidance Note for EV charge point recommendations

The assessment needs to confirm the number of car parking spaces to be provided for the residential towers and for the office / commercial element and confirm the number of EVCP's to be provided for each element of the development. The number of charging points and specification will need to be based on the MCC guidance note and a diagram should also be provided to identify the location of each EVCP.

13) CLAND01 (1) New applications, no previous contaminated land conditions
a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

I have reviewed the Soiltechnics Phase I PRA reference STU5827-R01-RevE and we can accept the content.

I have also reviewed the Soiltechnics Phase ii Site Investigation reference STC6912-R01-RevB dated May 2025 and we can accept the content but we will require the following:

1. Updated Ground gas risk assessment once the final rounds of gas monitoring have been completed. So far, 4 of the proposed 6 rounds have been completed. Monitoring will need to include occurrences during low and falling atmospheric pressure.
2. Details of the proposed watching brief during the excavation of the basement in Block C
3. UK water supplier risk assessment and confirmation of the water supply pipe to be installed.
4. Full remediation strategy to be developed and submitted based on the risks identified in the Site investigation

Kind regards

[redacted]

[redacted]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

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