

Planning Statement

For Kempton Homes Ltd | 24-423

Proposed reconfiguration of commercial units (part retrospective) - Land off Oldham Street and Spear Street Manchester, M4 1LF

Project:	24-423
Site Address:	Land off Oldham Street and Spear Street Manchester, M4 1LF
Client:	Kempton Homes Ltd
Date:	12 September 2024
Author:	Wiktoria Sypnicka
Approved by:	Caroline Payne

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1. Introduction

1.1 This Planning Statement has been prepared on behalf of Kempton Homes Ltd in support of a full planning application for the reconfiguration of the existing commercial units at The Quarters, Manchester to provide two units in each of the buildings comprising the development (four units total). The changes comprise a simple internal reconfiguration which does not increase the commercial floor space or the total number of commercial units across the site.

1.2 Condition 30 on planning permission 139580/JO/2024 states that:

> "…No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted."

1.3 This planning application is submitted following advice from the Local Planning Authority that a separate full planning application is required for the re-configuration of the units as a result of this condition. The application is made without prejudice to our view that the most appropriate mechanism to amend the internal layout is by way of a Section 73 application which would result in the grant of a new full planning permission.

1.4 The following documents are submitted in support of the application:

- Covering letter
- Application form and ownership certificate
- Approved location plan
- Approved ground floor units plan - condition 30 (dwg. L-000 Rev A)
- Approved lower ground floor units plan - condition 30 (dwg. L-B1 Rev A)
- Block A:
  - Existing lower ground floor plan (dwg. OSM-FEA-BA-00-PL-A-1001 Rev P1)
  - Existing ground floor plan (dwg. OSM-FEA-BA-00-PL-A-1000 Rev P1)
  - Existing Oldham Street Elevation (dwg. OSM-FEA-BA-ZZ-PL-A-2500 Rev P1)
  - Existing Spear Street Elevation (dwg. OSM-FEA-BA-ZZ-PL-A-2501 Rev P1)
  - Proposed Lower Ground Floor Plan (dwg. OSM-FEA-BA-L1-PL-A-1201 Rev P4)
  - Proposed Ground Floor Plan (dwg. OSM-FEA-BA-00-PL-A-1200 Rev P8)
  - Proposed Oldham Street Elevation (dwg. OSM-FEA-BA-ZZ-PL-A-2510 Rev P3)
  - Proposed Spear Street Elevation (dwg. OSM-FEA-BA-ZZ-PL-A-2511 Rev P4)

        - Proposed Oldham Street Elevations - Unit 1 (dwg. OSM-FEA-BA-00-PL-A-2513 Rev P1)
        - Proposed Spear Street Elevations - Unit 1 (dwg. OSM-FEA-BA-00-PL-A-2514 Rev P2)
        - Proposed Oldham Street Elevations - Unit 2 (dwg. OSM-FEA-BA-00-PL-A-2512 Rev P1)
        - New door sections (dwg. OSM-FEA-BA-00-PL-A-2515 Rev P2)
    - Block B:
        - Proposed floor plans (dwg. OSM-FEA-BB-00-PL-A-0006 Rev P2)
    - Fire door detail drawing (dwg. 21828)
    - Sliding door detail drawing (dwg. 21827)
    - Sliding door specification
    - Completed Waste Proforma
    - Noise Report prepared by Noise Solutions Ltd (Unit 2, Block A)
    - This Planning Statement

1.5 This Statement addresses the planning policy context and demonstrates that the proposals are in accordance with the development plan and should be approved without delay.

2. The application

2.1 This application seeks full planning permission (part retrospective) for the reconfiguration of commercial units as approved by planning permission ref. 139580/JO/2024 (decision notice enclosed at Appendix **EP1**). The approved position is as follows:

- Block A: Three commercial units
- Block B: One commercial unit

2.2 It is proposed to reconfigure the units as outlined below:

- Block A: Two commercial units
- Block B: Two commercial units

2.3 The subdivision of Block B has been completed and both units are occupied following the discharge of relevant conditions.

2.4 The application does not propose to alter the total number of commercial units available across the site. However, there is a minor reduction in total commercial floorspace as a result of internal walling, Block A basement party wall resolutions and internal adjustments made to comply with building control, which do not require planning permission.

2.5 New sliding doors and fire doors are proposed to Units 1 and 2 of Block A on Oldham Street and Spear Street respectively. No external amendments are proposed to Block B.

2.6 The proposed changes provide a more varied floor space for the commercial units, making them more attractive to local businesses. Relevant marketing information is submitted to support the application and demonstrates that when marketed at the approved unit size/configuration, the spaces received no interest. Notwithstanding this, the site is within the city centre where commercial units should be supported regardless of their configuration.

2.7 It is not considered that the proposed reconfiguration would negatively impact the amenity of the local residents and businesses as the total number of units is not subject to change, therefore any perceived cumulative impacts would remain the same and have previously been assessed and approved by the Council.

2.8 Any business specific amendments would be dealt with directly by the occupiers through the discharge of conditions process or submission of a separate application for any specialised requirements.

3. Context

Site location and description

3.1 The site is located centrally in Northern Quarter, Manchester and consists of two buildings known as Block A and Block B. The blocks are bound by Oldham Street, Spear Street, Bradley Street, Warwick Street and Houldsworth Street.

3.2 The ground and lower ground floors of both blocks are reserved for commercial units relating to Class E uses, whilst the upper levels comprise apartments (C3).

3.3 The site is located within the Stevenson Square Conservation Area.

Relevant planning history

3.4 The site benefits from planning permission ref. 110074/FO/2015/C2 for a mixed use development comprising two blocks of residential apartments and commercial units. The application was approved on 30 August 2016 and the decision notice is enclosed at Appendix **EP2**. The original description reads as follows:

> "Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof."

3.5 The development has since been subject to amendments through Section 73 applications, the latest being planning permission ref. 139580/JO/2024 which comprises the implemented scheme. Condition 30 states:

> "*This permission relates to a development comprising:-*
>
> *- Residential development of 2no. buildings - Building A and Building B:*
>
> *Buildings A comprises:*
>
> *- 33 number one bedroom, 33 number two bedroom and 6 number three-bedroom apartments;*

- 3 number commercial units (Unit 1- 741.9 sq.m, Unit 2 - 866.9 sq.m, Unit 3 - 871.5 sq.m) as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A3 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

Building B comprises:

2 no. one bedroom and 26 no. two bedroom apartments.

- 1 number 741.9 sq.m commercial unit as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A2 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted." (Our emphasis)

3.6 The most recent amendments did propose to vary condition 30 (subdivision/cojoining of commercial units), however this part of the application this was not progressed by the Council and it was deemed that a full application is required to reconfigure the commercial units.

3.7 A number of conditions have been discharged in relation to the commercial units in Block B. These are listed below:

- CDN/24/0070 - Part discharge of conditions 8 (Noise - External Equipment), 9 (Fumes, Vapours and Odours), 11 (Opening Hours), 31 (Commercial Waste Management) pursuant to planning permission 131730/JO/2021 for Unit 1 of Block B of the development.
- CDN/23/0842 - Part discharge of conditions 8 (Noise -Plant), 9 (Fumes), 11 (Opening Hours), 29 (Signage Strategy) and 31 (Waste -Commercial) attached to application ref no 126531/JO/2020 for Unit 2 of Block B. – N.B. the approved details are incorporated into the latest permission.
- CDN/24/0306 - Discharge of conditions 29 (Signage Strategy) and 31 (Commercial Waste Management Block B only) attached to application ref no 131730/JO/2023 as amended by 139154/NMC/2024.

3.8 The conditions relating to Block A are yet to be discharged by tenants.

Pre-application

3.9 The draft proposals were submitted to the Council for comment on 21 June 2024. A response was received on 3 July 2024 requesting that a full planning application be submitted.

4. Policy context

4.1 Section 38 of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) is a material consideration in planning decisions.

Development plan context

4.2 The Manchester Local Plan consists of the following:

- Places for Everyone (PfE) Joint Development Plan (adopted March 2024).
- Core Strategy (adopted July 2012 and amended in March 2024).
- Saved Unitary Development Policies.

Places for Everyone

4.3 The following PfE policies are considered to be relevant:

- JP-Strat2 – City Centre
- JP-S1 – Sustainable Development
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

Core Strategy

4.4 The following Core Strategy policies are considered to be relevant:

- SP1 – Spatial Principles (as amended by PfE Policy JP-S1)
- DM1 – Development Management
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage (as amended by PfE Policy JP-P2)
- EC3 – The Regional Centre
- CC7 – Mixed Use Development
- CC9 – Design and Heritage
- CC10 – A Place for Everyone

Saved UDP policies

4.5 The following saved policies are considered to be relevant:

- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC26 – Development and Noise
- RC20 Area 10 – Oldham Street/Newton Street/Lever Street

National planning policy and guidance

4.6 The Framework was adopted in March 2012 and subsequently amended, with the latest revision having been published in December 2023. It sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development.

4.7 The following sections are considered relevant:

- 4. Decision Making
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 12. Achieving well-designed and beautiful places
- 16. Conserving and enhancing the historic environment

Other material considerations

4.8 The Guide to Development in Manchester - Supplementary Planning Document and Guidance (SPD) was adopted in April 2007.

5. Planning considerations

Principle of development

5.1 The principle of commercial units at the site has already been established through planning permission ref. 139580/JO/2024. Once completed in accordance with a planning permission, the internal re-configuration of commercial units such as this would not be development (assuming no external alterations are required). However, condition 30 of the extant planning permission states that any combining or subdivision of commercial units will require planning permission.

5.2 Policy SP1 of the Core Strategy states that The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. The site is within the designated Regional Centre area as identified on the adopted Policy Map. Policy EC3 further reinforces the aspirations set out in the spatial strategy and encourages commercial development in The Regional Centre.

5.3 Policy EN1 sets out the principles for the City Centre Character Area. It highlights that the core area presents a dense environment, accommodating a wide and closely integrated range of uses including commercial, civic and residential activities.

5.4 Policy CC7 of the Core Strategy encourages active ground floor uses, which will be considered appropriate in locations which have an established public function. Paragraph 8.47 states:

> "Active ground floor uses are particularly important, as they help to animate the City Centre, emphasise the sense of place and improve security. Developers will be expected to demonstrate that they have made all reasonable efforts to ensure that proposed active uses will be delivered and occupied, and in particular there is an expectation that the approach to leasing and management will be flexible to accommodate a range of users, including those from the independent sector."

5.5 Policy CC10 requires high standards of accessibility to be present throughout buildings in the City Cente.

5.6 As stated above, the principle of the commercial use has already been established and the policies of the Core Strategy are supportive of commercial development in the City Centre. The application does not propose to introduce any new commercial floor space, nor does it seek to change the use of the commercial units which already benefit from planning permission for Class E uses. The proposed reconfiguration retains the existing number of commercial units, whilst providing varied sizes to suit a wider range of businesses.

5.7 The commercial units were placed on the market in 2022. No interest was shown for the units at the approved sizes. However, during this time our client's estate agent received a number of enquiries regarding the potential to rent reasonable floor space which differs from that approved. Repeated requests were made to lease units which varied in terms of the size and configuration and as a result, the units were offered at the now proposed measurements and two tenants were secured shortly after, who now occupy Units 1 and 2 in Block B. A further tenant is seeking to occupy Unit 2, Block A and enquiries are being considered in relation to Unit 1, Block A.

5.8 The change in the marketing strategy and the proposed applications are in accordance with the Policy CC7 of the Core Strategy and reflect our client's efforts and flexibility to ensure that the units are occupied without delay. The proposed reconfiguration further strives to accommodate a range of users through provision of varied commercial floor space offers. Indeed, the two units in Block B are now occupied by independent businesses following a number of enquiries requesting smaller units in Block B.

5.9 The existing and proposed configuration is shown in the table below. Please note that the origin of the floor figures listed in condition 30 is unknown and does not appear to reflect the floor plans (and unit divisions shown) also listed within the condition. We therefore provide re-measured existing floor figures on the basis of the approved commercial units layout/division.

Block	Figures listed in condition 30	Existing (as divided on plans in condition 30)	Proposed
Block A	• Block A Unit 1 – 741.9sqm • Block A Unit 2 – 866.9sqm • Block A Unit 3 – 871.5sqm	• Block A Unit 1 – 422sqm • Block A Unit 2 – 427sqm • Block A Unit 3 – 913sqm	• Block A Unit 1 – 1,372sqm • Block A Unit 2 – 372sqm
Block B	• Block B Unit 1 – 741.9sqm	• Block B Unit 1 – 782sqm	• Block B Unit 1 – 192sqm • Block B Unit 2 – 602sqm

5.10 It is not considered that the proposals will lead to an intensification of development/use in the area as the total number of units across the development and their approved use (Class E) will remain the same. There is some variation between the total figures which are reduced in the proposed units due to internal walls, Block A basement party wall resolutions and internal adjustments to comply with building control.

5.11 Ultimately, the use and number of businesses across the existing development will be the same and the only material amendments relate to the elevational updates to Block A to provide additional entryways and fire exits. This matter, alongside other technical considerations, is discussed in the sub-sections below.

Façade alterations

5.12 Saved policy 14 of the UDP requires proposals for shop fronts to be in keeping with the character of the building, adjoining buildings and their shopfronts (where appropriate) and of the local area. It further states that shopfronts should allow full access for people whose mobility is impaired.

5.13 We can confirm that any lifts within the buildings are to be retained and level access would be retained from the street into each unit in Blocks A and B, in accordance with policy 14.

Block A

5.14 Two new entryways are proposed from Oldham Street, one for each unit. It is proposed to install fully automatic glazed single sliding doors in place of existing glazing, which would be accessible to people with disabilities. The change represents a minor amendment to the building façade in comparison to the approved scheme and maintains views through to the unit. The proposed amendments would not materially affect the external appearance of the building.

5.15 We can confirm that the curtain walling would achieve U-values of 2.0 W/m2K when glazed with a 1.2 W/m2K double glazed unit and the door leaf would be 3.5 W/m2K. Building regulations[1] advise that high-usage entrance doors are exempt from the U-value calculation. These are defined as:

> "High-usage entrance door means a door to an entrance primarily for the use of people that is expected to experience large traffic volumes, and where robustness and/or powered operation is the primary performance requirement. To quality as a high-usage entrance door, the door should be equipped with automatic closers and, except where operational requirement preclude, be protected by a lobby."

5.16 The proposed doors on the Oldham Street elevations would meet this definition, therefore no U-value is necessary.

5.17 It is also proposed to introduce new rear exit/fire escape doors to the rear of the units, exiting onto Spear Street. Due to the nature of the doors, these will be required to open outwards. The new exits are incorporated into the existing glazed areas.

5.18 The material and colour of all proposed doors would match existing openings (anodised bronze) to ensure they are in keeping with the design and character of the existing development and the surrounding area.

[1] L2B Conservation of fuel and power in existing buildings other than dwellings

5.19 The proposed new entryways would also assist with the creation of an active frontage onto Oldham Street which is busy in character, while maintaining the existing visual appearance and aesthetic of the building. A Google streetview extract is enclosed below and shows the busy context within which the new entrances would be located.



5.20 In accordance with the Core Strategy, the amendments would further promote active ground floor uses, assist with animating the City Centre and emphasise the sense of place on Oldham Street.

Block B

5.21 No changes are proposed to the elevations of Block B. The proposed subdivision of the commercial space is designed in such a way to align with existing entryways and exits so that no external alterations are required.

Heritage

5.22 Policies EN3 of the Core Strategy and JP-P2 of the PfE encourage development which complements and takes advantage of distinct historic and heritage features of the area. Policy Jp-P2 further sets out to positively conserve, sustain and enhance out historic environment and heritage assets and their settings.

5.23 Policy CC9 of the Core Strategy requires development in Manchester City Centre to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

5.24 The site is located within the Stephenson Square Conservation Area (CA). Saved policy 18 of the UDP seeks to preserve and enhance the character of its designated conservation areas by carefully considering the effect of major changes to the appearance of existing buildings.

5.25 It is not considered that the proposals comprise major changes due to the limited scope of external amendments. Notwithstanding this, the proposed amendments to the existing elevations would preserve the character of the conservation area through use of matching materials and maintenance of the glazed façade along the main frontage onto Oldham Street, which were previously found to be acceptable by the LPA. A similar approach is adopted relating to the new fire exit doors on Spear Street through the use of matching materials along this elevation. The proposed amendments are in keeping with the existing building fabric and the surrounding area, would not negatively impact the historic value of the Conservation Area and are therefore in accordance with the development plan.

Waste

5.26 The waste strategies for units located in Block B have been reviewed, deemed acceptable and discharged for each unit through applications CDN/24/0306 and CDN/24/0070. The relevant details approved as part of the applications are enclosed at Appendices **EP3** and **EP4**.

5.27 In relation to Block A, it is proposed to provide a commercial bin store within each unit. The Unit 1 bin store would be attached to the residential bin store, allowing access through the unit and the existing bin store through to the lifts. Unit 2 would be served by an area to the rear and adjacent to the Spear Street exit. Please note that detailed waste strategies for commercial units in Block A are required to be submitted by condition 31 of planning permission 139580/JO/2024 and will be provided by future tenants through a discharge of condition process relating to that scheme.

Plant & ventilation

5.28 The risers remain as existing and were designed, and subsequently approved, to accommodate the same amount of commercial floor space and can comfortably accommodate the reconfiguration of the commercial units.

Block A

5.29 The number of units in Block A is proposed to be reduced from 3 to 2, therefore the existing plant and extraction should not be affected by the combining of two units. An additional duct from Unit 1 to Unit 2 of Block A is proposed and shown on the submitted drawings. No other amendments are proposed to the existing ventilation system or plant as both proposed units benefit from an individual riser.

Block B

5.30 Having regard to Block B, the ventilation/plant can accommodate two units as shown through details which have already been reviewed, deemed acceptable and discharged by the LPA for each of the two proposed

units through applications CDN/24/0306, CDN/24/0070 and CDN/23/0842. The details approved as part of the applications are enclosed at Appendices EP3, EP4 and EP5.

Noise

5.31 Saved UDP policy DC26 states that regard will be given to the effect of new development proposals which are likely to be generators of noise.

5.32 The existing residential and commercial units have previously been assessed in unison and the principle of their use and location, having regard to noise generation, has been established. The proposed reconfiguration of the units would not increase the number of businesses operating across the site and as such, the overall levels of noise would not be altered. The internal amendments to commercial units will not impact previous assessments or noise insulation of the commercial spaces.

5.33 Where individual units are concerned, the approved use (Class E) also remains the same. The noise associated with the subdivided units in Block B was also assessed through the discharge of condition 8 in relation to each unit, which required the submission and approval of acoustic insulation details and plant/equipment noise relating to the building and external equipment. The approved details and decision notices are enclosed for reference at Appendices EP3 and EP5.

5.34 As mentioned in the Plant & Ventilation section above, a new duct is proposed to the riser in Unit 2, Block A. The submitted Noise Report prepared by Noise Solutions Ltd demonstrates that the noise levels associated with the new plant would be acceptable or could be mitigated through an acoustic enclosure or screen. Details of any other external plant required in relation to Block A remain controlled through condition 8 of the original consent, which will be discharged by future tenants.

5.35 In light of the above, the proposals would not have a negative effect on the surrounding area and therefore comply with saved policy DC26 of the UDP.

Security

5.36 The extant development benefits from Secured by Design Certification which was submitted and approved by the Council on 27 July 2022 (application ref. CDN/22/0315).

5.37 The new entryways in Block A would be double safety glazed with a hook lock as shown on the detailed sliding door drawing. The proposed fire doors would only open from the inside using a push bar. Any additional security measures would be dependent on the nature and operation of the occupying business and will be dealt with by tenants if they require planning permission.

Servicing

5.38 No amendments are required to the servicing of both Block A and B as the total number of commercial units remains the same. All technical details previously approved remain as such unless otherwise stated in this Statement.

Loading areas

5.39 No changes are proposed to the loading areas.

Heat insulation

5.40 This will remain as existing and will not be affected by the proposed reconfiguration.

Other matters

5.41 Any other future amendments would relate to specific and varied needs of the tenants, not as a result of the reconfiguration of the commercial units and will therefore be dealt with separately by tenants as the need for changes arises.

6. Summary and conclusions

6.1 This application seeks full planning permission (part retrospective) for the reconfiguration of existing commercial units from three commercial units in Block A and one in Block B, to two in each Block. It is not proposed to increase the amount of commercial floor space, the total number of commercial units, or change their approved use. Two entryways and two fire exits are proposed to Block A.

6.2 The amendments are submitted in light of the demand for the commercial space sizes now proposed. Condition 30 attached to planning permission 139580/JO/2024 also requires the submission of a full planning application for subdivision or combining of any existing commercial units.

6.3 It has been demonstrated that the existing commercial spaces can be appropriately reconfigured without any major technical interventions or impact on the amenity of the area or residents.

6.4 The new entryways provide an active frontage while maintaining the character of the building through retention of glazing where possible and use of high quality matching materials and finishes. Overall, the proposed changes to the Oldham Street and Spear Street elevations are minimal, not visually intrusive and in keeping with the Conservation Area and design of the building.

6.5 The proposals are considered to comply with the development plan and on this basis, we request that planning permission be granted without delay.

EP1

MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Kempton Homes
C/o Agent

Agent (if used)

Mrs Caroline Payne
Emery Planning
Units 2 - 4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 10 (Servicing), 19 (BREEAM) and 30 (Use Restriction) attached to application ref no 131730/JO/2021

Location: Land Off Oldham Street And Spear Street, Manchester, M4 1LF

Date of application: 20 March 2024

Application number: 139580/JO/2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The drawings referenced:

L(--)307 rev -,
696-SK-001,
696-SK-002,
696-SK-003,
696-SK-004

stamped as received by the City Council as local planning authority on 11th September 2015

A(21)001 rev -,

A(21)002 rev -,
A(21)003 rev -

stamped as received by the City Council as local planning authority on 12th October 2015

SK001 stamped as received by the City Council as local planning authority on 11th November 2015

L(sk)002 rev - stamped as received by the City Council as local planning authority on 20th January 2016

L(--)901 rev A stamped as received by the City Council as local planning authority on 11th February 2016

L(SK)005 rev - stamped as received by the City Council as local planning authority on 3rd March 2016

DE 001 Rev P01 and DR 001 Rev P01 received by the City Council as local planning authority on 11th June 2016

KEM-AB-DR-A(90)02 Rev A and KEM-AB-DR-A(90)03 Rev received by the City Council as local planning authority on 1st June 2018

OLD17-WRI-BB-00-DR-A-(22) 03 received by the City Council as local planning authority on 11 June 2018

OLD17-WRI-BB-00-DR-A-(72)04 and OLD17-WRI-AB-00-DR-A(27)01 Rev A received by the City Council as local planning authority on 2 October 2019

OSM-FEA-BA-00-DP-A-2200
OSM-FEA-BA-01-DP-A-2201 Rev P4
OSM-FEA-BA-02-DP-A-2202 Rev P4
OSM-FEA-BA-03-DP-A-2203 Rev P4
OSM-FEA-BA-04-DP-A-2204 Rev P4
OSM-FEA-BA-05-DP-A-2205 Rev P4
OSM-FEA-BA-06-DP-A-2206 Rev P4
OSM-FEA-BA-07-DP-A-2207 Rev P4
OSM-FEA-BA-R1-DP-A-2209 Rev P4
OSM-FEA-BA-L1-DP-A-2208 Rev P5
OSM-FEA-BB-00-DP-A-2200 Rev P5
OSM-FEA-BB-01-DR-A-2201 Rev P8
OSM-FEA-BB-02-DP-A-2202 Rev P8
OSM-FEA-BB-03-DP-A-2203 Rev P8
OSM-FEA-BB-04-DP-A-2204 Rev P8
OSM-FEA-BB-R1-DP-A-2205 Rev P6
OSM-FEA-BB-L1-DP-A-2206 Rev P4
OSM-FEA-BA-XX-DE-A-3700 Rev P3
OSM-FEA-BA-XX-DE-A-3701 Rev P3
OSM-FEA-BB-XX-DE-A-3701 Rev P3
OSM-FEA-BA-XX-DE-A-3702 Rev P4
OSM-FEA-BB-XX-DE-A-3702 Rev P4
OSM-FEA-BB-XX-DR-A-3703 Rev P4
OSM-FEA-BB-00-PL-A-0010 Rev P1

OSM-FEA-BA-XX-DE-A-3703 Rev P3
OSM-FEA-BA-ZZ-DE-A-3704 Rev P3
OSM-FEA-ZZ-ZZ-PL-A-0002 Rev P2
OSM-FEA-BA-L1-PL-A-0004 Rev P2
OSM-FEA-BA-ZZ-DD-A-6605 Rev P5

received by the City Council as local planning authority on 23 September 2024

The Shadow Casting Study prepared by EDSL stamped as received by the City Council as local planning authority on 3rd March 2016
The Vertical Sky Component Calculations stamped as received by the City Council as local planning authority on 3rd March 2016
The Daylight, Sunlight and Overshadowing report stamped as received by the City Council as local planning authority on 3rd March 2016
Points 8, 14, 24, 25, 46 of the Objections Response document stamped as received by the City Council as local planning authority on 8th January 2016
The Design and Access Statement dated 09/2015 rev A prepared by Hodder and partners and stamped as received by the City Council as local planning authority on 5th November 2015
The addendum to the Design and Access Statement, dated 09/2015 rev A prepared by Hodder and Partners in support of planning applications 110074 (2015) and 120586 (2019) received by the City Council as local planning authority on 9 April 2020
The Bauder Photovoltaic Systems product specification document stamped as received by the City Council as local planning authority on 4th March 2016
The Design for Access 2 : Checklist stamped as received by the City Council as local planning authority on 23rd November 2015
The document entitled 'The Review of Low and Zero Carbon Technologies for the provision of Sustainable Building Services to Satisfy Policies EN4 and EN6' stamped as received by the City Council as local planning authority on 25th November 2015
The Demolition Method Statement stamped as received by the City Council as local planning authority on 5th November 2015
The BREEAM UK New Construction 2014 Pre-Assessment Estimator stamped as received by the City Council as local planning authority on 19th November 2015
The Interim Travel Plan v2 prepared by WYG referenced A093376 and dated October 2015
The Transport Statement prepared by WYG referenced A093376 and dated October 2015
The Extended Phase 1 Habitat Survey prepared by bl ecology 0112_15 (RE01) V1 and dated 21st August 2015
Archaeological Desk Based Assessment prepared by Arc Heritage and numbered 2015/36 and dated August 2015
The Report on Preliminary Risk Assessment prepared by Ian Farmer Associates Limited referenced W15/41742 and dated August 2015
The completed Waste Management Proforma
Pedestrian Level Wind Microclimate Assessment Desk Study prepared by RWDI, referenced 1502809-DS and dated 17th August 2015
The Noise Impact Assessment prepared by Hann Tucker Associates referenced 22273/NIA1 Rev A and dated 23rd March 2016
The Television Reception Impact Assessments prepared by GTech Surveys Limited, referenced issue 1.0 and dated 24th August 2015
The Flood Risk Statement prepared by Civic Engineers referenced 696-01 and dated 25th August 2015
Crime Impact Statement prepared by Greater Manchester Police referenced 2015/0654/CIS/01 rev A and dated 24th August 2015

The Mechanical & Electrical Design Proposals Report prepared by S.I.Sealey referenced 12414 rev 03 and dated 16th October 2015
The Phase II Geo-Environmental Site Assessment prepared by e3p and dated January 2017 received by the City Council as local planning authority on 15 May 2018
The Remediation and Enabling Works Strategy prepared by e3p and dated March 2018 received by the City Council as local planning authority on 14 May 2018
The Gas Monitoring Certificate received by the City Council as local planning authority on 22 June 2018,
The Written Scheme of Investigation received by the City Council as local planning authority on 12 June 2018
The indicative timescale and the plan showing proposed evaluation trenches received by the City Council as local planning authority on 25 September 2018
The Construction Management Plan (CMP) prepared by Wright Investments Limited dated May 2018 received by the City Council as local planning authority on 1 June 2018
The Traffic Management Plan prepared by Curtins dated 7 June 2018 received by the City Council as local planning authority on 11 June 2018
The Below Drainage Specification prepared by Civic Engineers received by the City Council as local planning authority on 11 June 2018
The Waste Management Strategy Revision A received by the City Council as local planning authority on 2 October 2018
The Baseline Television and Television Reception Impact Assessment received by the City Council as local planning authority on 14 May 2018
The Tenancy Agreement Prior to Occupation Commercial Units A3 use received by the City Council as local planning authority on 18 October 2018
The Residential MHVR Datasheet received by the City Council as local planning authority on 2 October 2018
The Commercial and Kitchen Datasheet received by the City Council as local planning authority on 2 October 2018
The Bauder Solar Specification document received by the City Council as local planning authority on 2 October 2019
The Oldham Street Programme for the submission of materials information and sample panels received by the City Council as local planning authority on 25 July 2019
The submitted materials sample board
The Sample Panel Mark up, dated 24 July 2019
The report by Hann Tucker referenced 24535/AR1 and dated 24 May 2019
Statement to Support the Brickwork Sample Panel at Oldham Street, Manchester prepared by DLG Architects received by the City Council as local planning authority on 14 October 2020
Block A and B Bin Store sketches received by the City Council as local planning authority on 19 June 2020
The completed Duty of Care: Controlled Waste Transfer Note received by the City Council as local planning authority on 21 August 2020
Archaeological Watching Brief prepared by Wessex Archaeology dated June 2020 received by the City Council as local planning authority on 28 July 2020

The letter from Claire Hodder dated 5th October 2015 (points 20, 24 and 28 only)
The letter from Claire Hodder dated 11th November 2015 (point 7 only)
The letter from Claire Hodder dated 16th February 2016 in relation to Overlooking and Construction Noise and Pollution only
The letter from George Johnson of the Hookstone Group to Darren Wardle of Tricon UK Developments Limited dated 27 July 2020
The letters from Caroline Payne of Emery Planning dated 13 March 2020 and 9 April 2020

The emails from Claire Hodder dated 21st November 2015 and 3rd March 2016
The email from Paul Forshaw of Emery Planning dated 25 September 2018
The email from Caroline Payne of Emery Planning dated 13 December 2018, 19 June 2020 30 June 2020, 10 November 2020 and 11 November 2020
The email from Wiktoria Sypnicka of Emery Planning dated 11 January 2022

Drainage Maintenance and Management Plan prepared by Kempton Homes received by the City Council as local planning authority on 25 July 2022
Maintenance Data Sheet prepared by Radmat Building Products (Rev 1) received by the City Council as local planning authority on 27 June 2022
Operating & Maintenance Manual prepared by Cadmay Roofing Limited received by the City Council as local planning authority on 17 May 2022
Roof Parapet Detail (Drawing OSM-FEA-BB-XX-DD-A-6350 Revision C2 dated 25 April 2022) received by the City Council as local planning authority on 17 May 2022
Photographic Montage/Record of Roof received by the City Council as local planning authority on 17 May 2022

The Waste Strategy Plan Ground Level (Drawing OSM-FEA-B1-XX-PL-A-0006 Revision P1 dated 28 February 2022) - Received 17 May 2022
The Waste Strategy Plan Basement Level (Drawing OSM-FEA-B1-XX-PL-A-0007 Revision P1 dated 28 February 2022) - Received 17 May 2022
The Block A Bin Store (Drawing OSM-FEA-BA-L1-OL-A-0004 Revision P3 dated 01 July 2022) - Received 15 July 2022
The Block B Bin Store (Drawing OSM-FEA-BB-00-PL-A-0005 Revision P1 dated 01 July 2022) - Received 15 July 2022

The Acoustic Report prepared by Hann Tucker Associates (Reference 24535/AR1 dated 24 May 2019) received by the City Council as local planning authority on 17 May 2022
The document prepared by Lighthouse Acoustics (Reference 0718/le/06 dated 25 July 2022) received by the City Council as local planning authority on 25 July 2022

The Secured by Design Certification (Reference 2015/0654/SBD/01 dated 09 May 2022) received by the City Council as local planning authority on 17 May 2022

The Post-Construction Television Signal Survey prepared by GTech Surveys Limited (Reference Issue 0.1 dated 21 April 2022) received by the City Council as local planning authority on 17 May 2022.

The letter from Emery Planning dated 31 January 2024
The hood specifications received by the City Council as local planning authority on 2 February 2024
The drawing referenced 034_PLN_207 Rev P01 received by the City Council as local planning authority on 2 February 2024
The letter from Emery Planning dated 11 December 2023.

The letter from Emery Planning dated 31 January 2024
The email from Emery Planning dated 15 March 2024
The drawing referenced 034_PLN_205 Rev P01 received by the City Council as local planning authority on 2 February 2024.

The letter from Emery Planning dated 31 January 2024,
The email from Emery Planning dated 15 March 2024,

The NEW BX Eco-Connect+ Convection Oven specification document received by the City Council as local planning authority on 15 March 2024.
The Machine Noise Information document received by the City Council as local planning authority on 15 March 2024.
The letter from Emery Planning dated 11 December 2023

The letter from Emery Planning dated 1 May 2024 in relation to Conditions 10 and 19 only.
The Unit 1 Block B Companio Bakery Noise Impact Assessment prepared by Hann Tucker Associates received by the City Council as local planning authority on 23 April 2024.
The BREEAM UK Final Certificate numbered BREEAM-0073-1778 Issue 01 received by the City Council as local planning authority on 20 March 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SO1, SO2, SO3, SO5, SO6, EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC10, H1, T1, T2, EN1, EN3, EN4, EN6, EN8, EN9, EN14, EN15, EN16, EN17, EN19, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC14.1, 14.2 and 14.3, DC18.1, DC19.1, DC20, DC26, RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

2) The proposals within the following documents shall have been carried out as part of the development:

Written Scheme of Investigation (WSI) received by the City Council as local planning authority on 12 June 2018,
The indicative timescale and the plan showing proposed evaluation trenches received by the City Council as local planning authority on 25 September 2018
The email from Paul Forshaw of Emery Planning dated 25 September 2018.
The Archaeological Watching Brief prepared by Wessex Archaeology dated June 2020 received by the City Council as local planning authority on 28 July 2020

These documents shall be deposited with the GM Historic Environment Record within 3 months of the date of this decision.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest and to record and advance understanding of heritage assets to be lost and make information about the archaeological heritage interest publicly available, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16 of the National Planning Policy Framework.

3) The measures for the investigation and remediation of the site shall have been completed as approved by the City Council as local planning authority under application reference CDN/18/0327 on 19 October 2018 and identified in the following documents:

- The Preliminary Risk Assessment prepared by Ian Farmer Associates LTD and dated August 2015 received by the City Council as local planning authority on 15 May 2018.
- The Phase II Geo-Environmental Site Assessment prepared by e3p and dated January 2017 received by the City Council as local planning authority on 15 May 2018.
- The Remediation and Enabling Works Strategy prepared by e3p and dated March 2018 received by the City Council as local planning authority on 14 May 2018.

- The Gas Monitoring Certificate received by the City Council as local planning authority on 22 June 2018.
- The Written Scheme of Investigation received by the City Council as local planning authority on 12 June 2018.
- The indicative timescale and the plan showing proposed evaluation trenches received by the City Council as local planning authority on 25 September 2018
- The email from Paul Forshaw of Emery Planning dated 25 September 2018
- The Completion / Verification Report prepared by Hookstone Demolition Limited dated 27 July 2020 received by the City Council as local planning authority on 21 August 2020
- The completed Duty of Care: Controlled Waste Transfer Note signed by D Wardle received by the City Council as local planning authority on 21 August 2020

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 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 policies DM1 and EN18 of the Core Strategy.

4) The Construction of the development hereby approved shall be carried out fully and only in accordance with the following information, as approved by the City Council as local planning authority under application reference 126586/JO/2018 on 3 January 2019:

The Construction Management Plan (CMP) prepared by Wright Investments Limited dated May 2018 and the Traffic Management Plan prepared by Curtins dated 7 June 2018.

The approved documents shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

5) The approved scheme for the implementation, maintenance and management of the sustainable drainage scheme shall be implemented and thereafter managed and maintained for the lifetime of the development fully and only in accordance with the information within the Below Drainage Specification prepared by Civic Engineers and shown on the drawings referenced DE 001 Rev P01 and DR 001 Rev P01 and the email from Caroline Payne of Emery Planning dated 13 December 2018 as approved by the City Council as local planning authority under application reference 120586/JO/2018 on 03 January 2019.

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

6) The following sustainable drainage scheme shall be complied with throughout the lifetime of the development:

Drainage Maintenance and Management Plan prepared by Kempton Homes received by the City Council as local planning authority on 25 July 2022
Maintenance Data Sheet prepared by Radmat Building Products (Rev 1) received by the City Council as local planning authority on 27 June 2022
Operating & Maintenance Manual prepared by Cadmay Roofing Limited received by the City Council as local planning authority on 17 May 2022
Roof Parapet Detail (Drawing OSM-FEA-BB-XX-DD-A-6350 Revision C2 dated 25 April 2022) received by the City Council as local planning authority on 17 May 2022
Photographic Montage/Record of Roof received by the City Council as local planning authority on 17 May 2022

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

7) The residential accommodation within the development shall be acoustically insulated against noise from Oldham Street and Spear Street fully and only in accordance with the information within the report by Hann Tucker referenced 24535/AR1 and dated 24 May 2019 as approved by the City Council as local planning authority under application reference CDN/18/0389 on 25 July 2019. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Upon completion of the development and within 4 months of the first occupation of the date of this decision, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the first occupation of the residential accommodation along with a timescale that confirms when any necessary changes will be implemented.

Reason - To secure a reduction in noise from Oldham Street and Spear Street; in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

8) Before first occupation of each commercial unit of the building, all additional externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.

Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is 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 noise criteria. This report shall be submitted to and

approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

The following information has been given approval to allow the occupation of the residential properties and Units 1 and 2 of Block B of the development:

- Acoustic Report prepared by Hann Tucker Associates (Reference 24535/AR1 dated 24 May 2019) received by the City Council as local planning authority on 17 May 2022
- Document prepared by Lighthouse Acoustics (Reference 0718/le/06 dated 25 July 2022) received by the City Council as local planning authority on 25 July 2022
- The letter from Emery Planning dated 31 January 2024,
- The email from Emery Planning dated 15 March 2024,
- The letter from Emery Planning dated 11 December 2023
- The NEW BX Eco-Connect+ Convection Oven specification document received by the City Council as local planning authority on 15 March 2024.
- The Machine Noise Information document received by the City Council as local planning authority on 15 March 2024.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

9) The extraction measures for Unit 1 of Block B of the development shall comply with the information within the letter from Emery Planning dated 31 January 2024 and shown within the document including the hood specifications and the drawing referenced 034_PLN_207 Rev P01 both received by the City Council as local planning authority on 2 February 2024 and on the basis that this remains the case for the duration of the use of Unit 1 of Block B.

The extraction measures for Unit 2 of Block B of the development shall accord with the letter from Emery Planning dated 11 December 2023.

Prior to the occupation of each remaining individual commercial unit a scheme for the extraction of any fumes, vapours and odours from each commercial premises hereby approved (Class E) shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. 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 eaves level and/or any openable windows/ventilation intake.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) No loading or unloading shall be carried out on the site outside the hours of:

Unit 1, Block B:

06:30 to 20:00 - Monday to Saturday,
07:30 to 18:00 - Sundays/Bank Holidays

The delivery hours detailed above shall apply only for the duration of time that the unit operates as a bakery. Should the bakery use cease, the delivery hours shall revert to those specified for all other commercial units below.

All other commercial units:

07:30 to 20:00 - Monday to Saturday,
10:00 to 18:00 - Sundays/Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

11) The opening hours of the approved Class E uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) The following scheme for the storage (including segregated waste recycling) and disposal of refuse from the residential accommodation shall be fully complied with and shall remain in situ whilst the use or development is in operation:

- Waste Strategy Plan Ground Level (Drawing OSM-FEA-B1-XX-PL-A-0006 Revision P1 dated 28 February 2022) received by the City Council as local planning authority on 17 May 2022
- Waste Strategy Plan Basement Level (Drawing OSM-FEA-B1-XX-PL-A-0007 Revision P1 dated 28 February 2022) received by the City Council as local planning authority on 17 May 2022
- Block A Bin Store (Drawing OSM-FEA-BA-L1-OL-A-0004 Revision P3 dated 01 July 2022) received by the City Council as local planning authority on 15 July 2022
- Block B Bin Store (Drawing OSM-FEA-BB-00-PL-A-0005 Revision P1 dated 01 July 2022) received by the City Council as local planning authority on 15 July 2022

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policy DM1 and EN19 of the Core Strategy for the City of Manchester.

13) The details of an emergency telephone contact number for a person responsible for the site; shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

14) The wheels of contractor's vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with the Traffic Management Plan prepared by Curtins referenced 68943/TMP Issue 2 and dated 7 June 2018 as approved by the City Council as local planning authority under application reference 120586/JO/2018 on 03 January 2019 for the duration of the construction works hereby approved.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

15) a) The development shall be constructed using the following materials:

- Bronze anodised window frames and flashings
- Traditional Brick and Stone Maranello Brick
- Cut and bond special Traditional Brick and Stone Maranello Brick
- EA225 Portland Parex Historic Mortar with concave joints

b) In relation to the cut and bond special Traditional Brick and Stone Maranello Brick the quality assurance process described in the emails from Caroline Payne of Emery Planning dated 10 November 2020 and 11 November 2020 shall be complied with during the manufacture, transport, storage and use on site in the construction of the approved development of these approved bricks.

c) The sample panel demonstrating the above materials, which was viewed on site on site on 20th March 2020 shall be retained on site and used for quality assurance purposes until the replacement panel has been approved in writing by the City Council as local planning authority. The approved replacement sample panel shall then be used for quality assurance purposes, including in accordance with the documents listed in b) above.

d) The drips to be used to prevent staining shall be implemented in accordance with drawing OSM-FEA-ZZ-ZZ-PL-A-0002 Rev P2 received by the City Council as local planning authority on 23 September 2021.

The development shall be carried out in accordance with all approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

16) Details of the high-quality materials to be used for the footpaths of Oldham Street, Warwick Street, Bradley Street and Houldsworth Street and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority within 4 months of the date of this decision. These works shall include dropped kerbs and tactile paving adjacent priority junctions. Any works approved by the City Council as local planning authority shall be implemented in full within four months of the date of this decision.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policies EN1, T1, CC10, EN1, EN3, CC9, DM1 and SP1; of the Core Strategy and saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

17) No part of the development shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policies CC10, T1 and T2 of the City of Manchester Core Strategy.

18) The approved Travel Plan prepared by WYG Transport dated January 2019 shall be implemented in full at all times when the development hereby approved is in use.

Within four months of the first use of the date of this decision, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) (a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time) shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use

19) The development hereby approved shall comply with the Very Good score shown on the BREEAM UK Final Certificate numbered BREEAM-0073-1778 Issue 01 received by the City Council as local authority on 20 March 2024 for the duration of its use.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

20) No part of the development shall be occupied until the measures/features that are beneficial to wildlife as identified in Section 4 of the report by bl-ecology have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

21) The proposed roof mounted photovoltaic cells, to be installed to meet the required CO2 reductions shall be installed fully and only in accordance with the following documents as approved by the City Council as local planning authority under application reference CDN/19/0389 on 25 July 2019 and shall be maintained for the duration of the approved use:

- Block A Roof plant layout reference 20161-BA-M-50-02-P1
- Block B Roof plant layout reference 20161-BB-M-50-02-C2
- Side view drawing reference ValkPro+L10 - South
- Van Der Valk Specification document
- QCELLS specification Q.PEAK DUO ML-G9 370-390

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

22) The access measures for disabled people to gain access into and throughout the premises and to occupy the apartments as shown on the drawings referenced 4351-DLG-PL-100, 4351-DLG-PL-101, 4351-DLG-PL-102, 4351-DLG-PL-103, 4351-DLG-PL-104, 4351-DLG-PL-105, 4351-DLG-PL-106, 4351-DLG-PL-107, 4351-DLG-PL-108,

4351-DLG-PL-109, 4351-DLG-PL-110, 4351-DLG-PL-111, 4351-DLG-PL-112, 4351-DLG-PL-113, 4351-DLG-PL-114, 4351-DLG-PL-115, 4351-DLG-PL-119 and described in the document entitled The Design for Access 2 : Checklist and page 38 of the Design and Access Statement dated 09/2015 rev A prepared by Hodder and partners shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

23) The proposed development shall continue to comply with the Secured by Design Certification (Reference 2015/0654/SBD/01 dated 09 May 2022) received by the City Council as local planning authority on 17 May 2022 for the duration of the lifetime of the building.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

24) The impact of the development on television signal reception shall comply with the Post-Construction Television Signal Survey prepared by GTech Surveys Limited (Reference Issue 0.1 dated 21 April 2022) received by the City Council as local planning authority on 17 May 2022.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

25) The car parking spaces hereby approved shall be used only by residents occupying Building A or Building B of the development hereby approved and by no other persons.

Reason: To ensure that adequate parking is provided for occupiers of the development in the interests of highway safety and amenity, pursuant to Core Strategy policies SP1 and DM1.

26) None of the apartments hereby approved shall be occupied unless and until the scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs as described within the Interim Travel Plan v2 prepared by WYG referenced A093376 and dated October 2015 has been fully implemented. This scheme shall remain operational at all times that any residential units are occupied.

Reason - The development does not provide sufficient on-site car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies) for the needs of future, pursuant to policies CC5 and DM1 of the Core Strategy and the National Planning Policy Framework.

27) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any

provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1, H1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

28) The site shall be drained on a separate system, with only foul drainage connected into the foul sewer unless otherwise agreed in writing by the City Council as local planning authority. Surface water should discharge to a Sustainable Drainage System. No surface water from this development shall be discharged directly into the combined sewer network.

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

29) A signage strategy for the commercial units shall be submitted to and agreed in writing by the City Council as local planning authority prior to first occupation of the development. The signage should be minimised and suitably formed and located. The signage shall then be implemented only in accordance with the approved strategy.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC14, DC18.1 and DC19.1 of the Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

30) This permission relates to a development comprising:-

- Residential development of 2no. buildings - Building A and Building B:

Building A comprises:
- 33 number one bedroom, 33 number two bedroom and 6 number three-bedroom apartments;
- 3 number commercial units (Unit 1- 741.9 sq.m, Unit 2 - 866.9 sq.m, Unit 3 - 871.5 sq.m) as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A3 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

Building B comprises:
2 no. one bedroom and 26 no. two bedroom apartments.
- 1 number 741.9 sq.m commercial unit as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A2 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations. Pursuant to policies EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC10, H1, T1, T2, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC26 and RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

31) Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses shall be submitted to and approved in writing by the City Council as local planning authority. 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.

The scheme for the storage and disposal of refuse generated by Unit 1 of Block B shall be managed in accordance with the letter from Emery Planning dated 31 January 2024, the email from Emery Planning dated 15 March 2024 and the drawing referenced 034_PLN_205 Rev P01 received by the City Council as local planning authority on 2 February 2024.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policy DM1 and EN19 of the Core Strategy for the City of Manchester.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Associated vehicles will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

Date: 15 May 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

EP2

MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Habib Mofarah
Kempton Homes Ltd
Warwick House
5 Warwick Street
Manchester
M1 1AH

Agent (if used)

Mr Nick Wright
Hodder and Partners
SGI Studios
1 Kelso Place
Manchester
M15 4LE

Part 1 – Particulars of the application/development

Proposal: Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof.

Location: Land At 76 - 82 Oldham Street And Land Bounded By Spear Street, Warwick Street And Houldsworth Street, Ancoats, Manchester, M4 1LF

Date of application: 25 November 2015

Application number: 110074/FO/2015/C2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and negotiation of amendments to the proposals.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The drawings referenced:

L(--)304 rev -, L(--)305 rev -, L(--)201 rev -, L(--)307 rev -, 696-SK-001, 696-SK-002, 696-SK-003, 696-SK-004 stamped as received by the City Council as local planning authority on 11th September 2015
L(--)302 rev -, L(--)201, L(--)203, A(21)001 rev -, A(21)002 rev -, A(21)003 rev - stamped as received by the City Council as local planning authority on 12th October 2015
L(--)301 rev - stamped as received by the City Council as local planning authority on 5th November 2015
SK001 stamped as received by the City Council as local planning authority on 11th November 2015
L(sk)002 rev - stamped as received by the City Council as local planning authority on 20th January 2016
L(--)901 rev A, L(--)001 rev A, L(--)002 rev A, L(--)003 rev A, L(--)004 rev A (Proposed Level 5), L(--)004 rev A (Proposed Level 06-07), L(--)303 rev A, L(--)306 rev A stamped as received by the City Council as local planning authority on 11th February 2016
L(--)B1 rev A, L(--)000 rev A and L(--)R1 rev B, L(SK)005 rev - stamped as received by the City Council as local planning authority on 3rd March 2016

The Shadow Casting Study prepared by EDSL stamped as received by the City Council as local planning authority on 3rd March 2016
The Vertical Sky Component Calculations stamped as received by the City Council as local planning authority on 3rd March 2016
The Daylight, Sunlight and Overshadowing report stamped as received by the City Council as local planning authority on 3rd March 2016
Points 8, 14, 24, 25, 46 of the Objections Response document stamped as received by the City Council as local planning authority on 8th January 2016
The Bauder Photovoltaic Systems product specification document stamped as received by the City Council as local planning authority on 4th March 2016
The Design for Access 2 : Checklist stamped as received by the City Council as local planning authority on 23rd November 2015
The document entitled 'The Review of Low and Zero Carbon Technologies for the provision of Sustainable Building Services to Satisfy Policies EN4 and EN6' stamped as received by the City Council as local planning authority on 25th November 2015
The Demolition Method Statement stamped as received by the City Council as local planning authority on 5th November 2015
The BREEAM UK New Construction 2014 Pre-Assessment Estimator stamped as received by the City Council as local planning authority on 19th November 2015
The information on pages 19 to 39 of the Design and Access Statement prepared by Hodder and partners and stamped as received by the City Council as local planning authority on 5th November 2015
The Interim Travel Plan v2 prepared by WYG referenced A093376 and dated October 2015
The Transport Statement prepared by WYG referenced A093376 and dated October 2015

The Extended Phase 1 Habitat Survey prepared by bl ecology 0112_15 (RE01) V1 and dated 21st August 2015
Archaeological Desk Based Assessment prepared by Arc Heritage and numbered 2015/36 and dated August 2015
The Report on Preliminary Risk Assessment prepared by Ian Farmer Associates Limited referenced W15/41742 and dated August 2015
The completed Waste Management Proforma
Pedestrian Level Wind Microclimate Assessment Desk Study prepared by RWDI, referenced 1502809-DS and dated 17th August 2015
The Noise Impact Assessment prepared by Hann Tucker Associates referenced 22273/NIA1 Rev A and dated 23rd March 2016
The Television Reception Impact Assessments prepared by GTech Surveys Limited, referenced issue 1.0 and dated 24th August 2015
The Flood Risk Statement prepared by Civic Engineers referenced 696-01 and dated 25th August 2015
Crime Impact Statement prepared by Greater Manchester Police referenced 2015/0654/CIS/01 rev A and dated 24th August 2015
The Mechanical & Electrical Design Proposals Report prepared by S.I.Sealey referenced 12414 rev 03 and dated 16th October 2015

The letter from Claire Hodder dated 5th October 2015 (points 20, 24 and 28 only)
The letter from Claire Hodder dated 11th November 2015 (point 7 only)
The letter from Claire Hodder dated 16th February 2016 in relation to Overlooking and Construction Noise and Pollution only
The emails from Claire Hodder dated 21st November 2015 and 3rd March 2016

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SO1, SO2, SO3, SO5, SO6, EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC10, H1, T1, T2, EN1, EN3, EN4, EN6, EN8, EN9, EN14, EN15, EN16, EN17, EN19, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC14.1, 14.2 and 14.3, DC18.1, DC19.1, DC20, DC26, RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

3) No development, including groundworks shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor. The WSI should be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:

(a) A phased programme and methodology of site investigation and recording to include:

- targeted archaeological evaluation
- targeted field evaluation trenching
- (depending upon the evaluation results) a strip map and record exercise and targeted open area excavation

(b) A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the significance of the archaeological and historical interest represented.

(c) Provision for publication and dissemination of the analysis and report on the site investigation, including publication as part of the 'Greater Manchester's Past Revealed' series.

(d) Provision for archive deposition of the report, finds and records of the site investigation.

(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest and to record and advance understanding of heritage assets to be lost and make information about the archaeological heritage interest publicly available, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 12 of the National Planning Policy Framework.

4) 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 the 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 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 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 policies DM1 and EN18 of the Core Strategy.

5) The development hereby approved shall not commence unless and until a Construction Management Plan (CMP), including details of the following has been submitted to and approved in writing by the City Council as local planning authority:

- Working Hours/Hours of site opening/operation
- A Site Waste Management Plan,
- Air Quality Plan;
- A plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction and vehicle permitted routes;
- Vehicle frequency and construction traffic estimates;
- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Construction and demolition methods to be used, including the use of cranes;
- The erection and maintenance of security hoarding;
- Measures to control the emission of dust and dirt during construction and;
- A scheme for recycling/disposing of waste resulting from demolition and construction works;
- Details of and position of any proposed cranes to be used on the site and any lighting;
- A detailed programme of the works and risk assessments;
- Temporary traffic management measures to address any necessary bus re-routing and bus stop closures.
- A Human Impact Management Plan,
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

The approved CMP shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

6) No development shall take place until full details of the surface water drainage works and the timing of their implementation have been submitted to and approved in writing by the City Council as local planning authority. Surface water drainage works shall be implemented fully and only in accordance with the approved details and timing of implementation.

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

7) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

8) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Oldham Street and Spear Street; shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from Oldham Street and Spear Street; in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

9) Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

10) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. 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 eaves level and/or any openable windows/ventilation intake.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

11) Before occupation of the ground floor units for the A3 purposes hereby approved, a fully detailed scheme for the extraction of any fumes, vapours and odours from these premises shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 - Monday to Saturday,
10:00 to 18:00 - Sundays/Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

13) The opening hours of the approved B1, A1 and A3 uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

14) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse from the residential properties and the commercial uses has been submitted to and approved in writing by the City Council as local planning authority. 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 order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policy DM1 and EN19 of the Core Strategy for the City of Manchester.

15) The details of an emergency telephone contact number for a person responsible for the site; shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

16) The wheels of contractor's vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

17) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC14, DC18.1 and DC19.1 of the Unitary

Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

18) Details of the high quality materials to be used for the footpaths of Oldham Street, Warwick Street, Bradley Street and Houldsworth Street and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. These works shall include dropped kerbs and tactile paving adjacent priority junctions. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policies EN1, T1, CC10, EN1, EN3, CC9, DM1 and SP1; of the Core Strategy and saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

19) Full details of the proposed lightwells to be constructed within the development their impact on the structural integrity of the adjacent footway shall be submitted to and approved by the City Council as local planning authority prior to any approved lightwells being constructed.

Reason - To ensure that the construction of lightwells does not affect the structural integrity of adjacent footways in accordance with policies T1 and DM1 of the Core Strategy.

20) No part of the development shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policies CC10, T1 and T2 of the City of Manchester Core Strategy.

21) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

22) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

23) No part of the development shall be occupied until the measures/features that are beneficial to wildlife as identified in Section 4 of the report by bl-ecology have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

24) No development that is hereby approved shall commence unless and until full details of the proposed roof mounted photovoltaic cells, including scaled drawings to demonstrate their location, appearance and extent to meet the required CO2 reductions have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located and to ensure that the development complies with policies EN4, EN6, EN8, SP1 and DM1 of the Core Strategy.

25) The access measures for disabled people to gain access into and throughout the premises and to occupy the apartments as shown on the drawings referenced L(--)001 rev A, L(--)002 rev A, L(--)003 rev A, L(--)004 rev A (Proposed Level 5), L(--)004 rev A (Proposed Level 06-07) and described in the document entitled The Design for Access 2 : Checklist and page 38 of the Design and Access Statement shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

26) The proposed development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of the submitted Crime Impact Statement dated (24/08/2015 - URN: 2015/0654/CIS/01 Version A) and to Secured by Design Standards and shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until

the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

27) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Measure the existing television signal reception within the potential impact area, identified in the Desktop Study by GTech Surveys Limited, before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.
b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

28) The car parking spaces hereby approved shall be used only by residents occupying Building A or Building B of the development hereby approved and by no other persons.

Reason: To ensure that adequate parking is provided for occupiers of the development in the interests of highway safety and amenity, pursuant to Core Strategy policies SP1 and DM1.

29) None of the apartments hereby approved shall be occupied unless and until the scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs as described within the Interim Travel Plan v2 prepared by WYG referenced A093376 and dated October 2015 has been fully implemented. This scheme shall remain operational at all times that any residential units are occupied.

Reason - The development does not provide sufficient on site car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies) for the needs of future, pursuant to policies CC5 and DM1 of the Core Strategy and the National Planning Policy Framework.

30) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1, H1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

31) The site shall be drained on a separate system, with only foul drainage connected into the foul sewer unless otherwise agreed in writing by the City Council as local planning authority. Surface water should discharge to a Sustainable Drainage System. No surface water from this development shall be discharged directly into the combined sewer network.

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

32) A signage strategy for the commercial units shall be submitted to and agreed in writing by the City Council as local planning authority prior to first occupation of the development. The signage should be minimised and suitably formed and located. The signage shall then be implemented only in accordance with the approved strategy.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC14, DC18.1 and DC19.1 of the Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

33) This permission relates to a development comprising:-

- Residential development of 2no. buildings - Building A and Building B:

Building A comprises:
- 33 number one bedroom, 33 number two bedroom and 6 number three bedroom apartments;
- 3 number commercial units (Unit 1- 741.9 sq.m, Unit 2 - 866.9 sq.m, Unit 3 - 871.5 sq.m) as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A3 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

Building B comprises:
2 no. one bedroom and 26 no. two bedroom apartments;

- 1 number 741.9 sq.m commercial unit as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A2 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations.Pursuant to policies EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC10, H1, T1, T2, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC26 and RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

The proposed new access / egress into the site will require dropped kerbs which can be progressed as part of a Section 278 highway agreement for the off-site works associated with the development as can other works to the pavements. CONTACT - Environment on Call - 0161 234 5004 - contact@manchester.gov.uk

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme for fume extraction should make reference to this document.

United Utilities Water Comments

- Several water mains border the site. As we need access for operating and maintaining them, we will not permit development in close proximity to the main. You will need an access strip of no less than six metres, measuring at least three metres either side of the centre line of the pipe (6m either side for mains > 300mm). The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.

- United Utilities can readily supply water for domestic purposes, but for larger quantities we will need further information before we can determine whether the local network can support your application.

- Our water mains may need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991.

- Please note that for properties over two stories high and commercial properties we recommend the developer considers the installation of tanks and pumps.

Each individual unit will require a separate metered supply at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

The applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains/public sewers.

The applicant must contact our water fittings section at Warrington North WwTW, Gatewarth Industrial Estate, off Liverpool Road, Sankey Bridges, Warrington, WA5 1DS.

United Utilities - General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offers a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 03707 510101 to obtain maps of the site.

Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Whilst the works to the building to be converted is low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably

licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act.

Date: 30 August 2016

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

EP3

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant	Agent (if used)
Kempton Homes C/o Agent	Mrs Caroline Payne Emery Planning 1-4 South Park Business Court Hobson Street Macclesfield SK11 8BS

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 29 (Signage Strategy) and 31 (Commercial Waste Management block B only) attached to application ref no 131730/JO/2023 as amended by 139154/NMC/2024.

Location: Land Off Oldham Street And Spear Street, Manchester, M4 1LF

Date of application: 16 April 2024

Application number: CDN/24/0306

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 29 (Signage Strategy)
Condition 29 is hereby discharged on the basis that the signage strategy contained within The Quarters Manchester Signage Strategy Rev P3 received by the City Council as local planning authority on 11 June 2024 will be fully implemented for the duration of the use of the development.

Condition 31 (Commercial Waste)
Condition 31 can hereby be considered to be part discharged for Unit 2, Block B only, provided that the waste management for this unit is carried out fully and only in accordance with the following documents:

- The letter from Emery Planning dated 12 April 2024
- The drawing referenced V6107/M01 Rev -

Date: 11 June 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

emery PLANNING

1-4 South Park Court, Hobson Street
Macclesfield, Cheshire, SK11 8BS
+44 (0) 1625 433 881

Regus House, Herons Way,
Chester Business Park, CH4 9QP
+44 (0) 1244 732 447

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

12 April 2024
EP ref: 23-384

Dear Sir or Madam

Re: Planning Portal reference: PP-12846191 - Land off Oldham Street and Spear Street, Manchester

Please find enclosed an application to discharge conditions 29 and 31 attached to planning permission 131730/JO/2021 for "*variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020*" at the above site.

Condition 29 (Signage strategy) states:

> "A signage strategy for the commercial units shall be submitted to and agreed in writing by the City Council as local planning authority prior to first occupation of the development. The signage should be minimised and suitably formed and located. The signage shall then be implemented only in accordance with the approved strategy."

Please find enclosed the Signage Strategy to discharge condition 29 in full.

Condition 31 (Refuse strategy) states:

> "Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses has been submitted to and approved in writing by the City Council as local planning authority. 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."

This condition is proposed to be part discharged in relation to Unit 2, Block B only. The proposed bin store details are enclosed on plan ref. V6107/M01. We can also confirm that the waste will be collected as follows:

- Service 1 – One 660 Litre General Waste Unit disposed fortnightly
- Service 2 – Three Sanitary Disposal Units disposed weekly
- Service 3 – One 1100L recycling unit disposed weekly

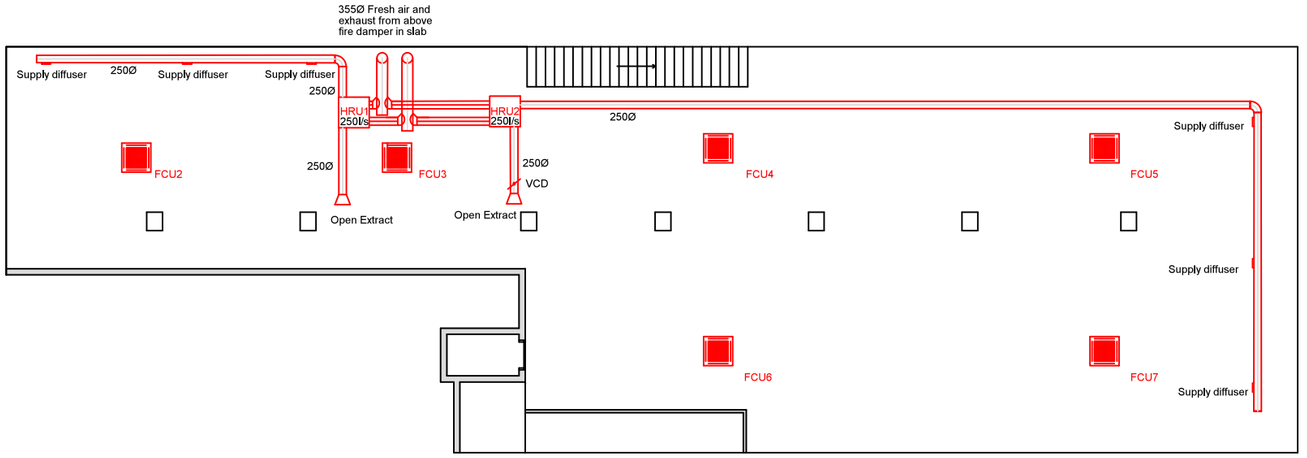
It is considered that the submitted information is sufficient to discharge conditions 29 and 31 of planning permission 131730/JO/2021, however should you have any queries or require anything further then please do not hesitate to contact me or Wiktoria Sypnicka at this office.

Yours sincerely
Emery Planning

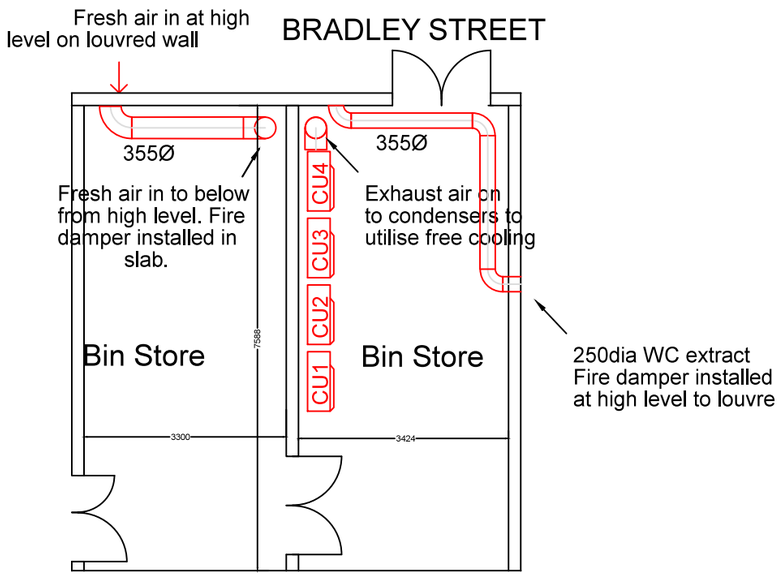
Caroline Payne

Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director

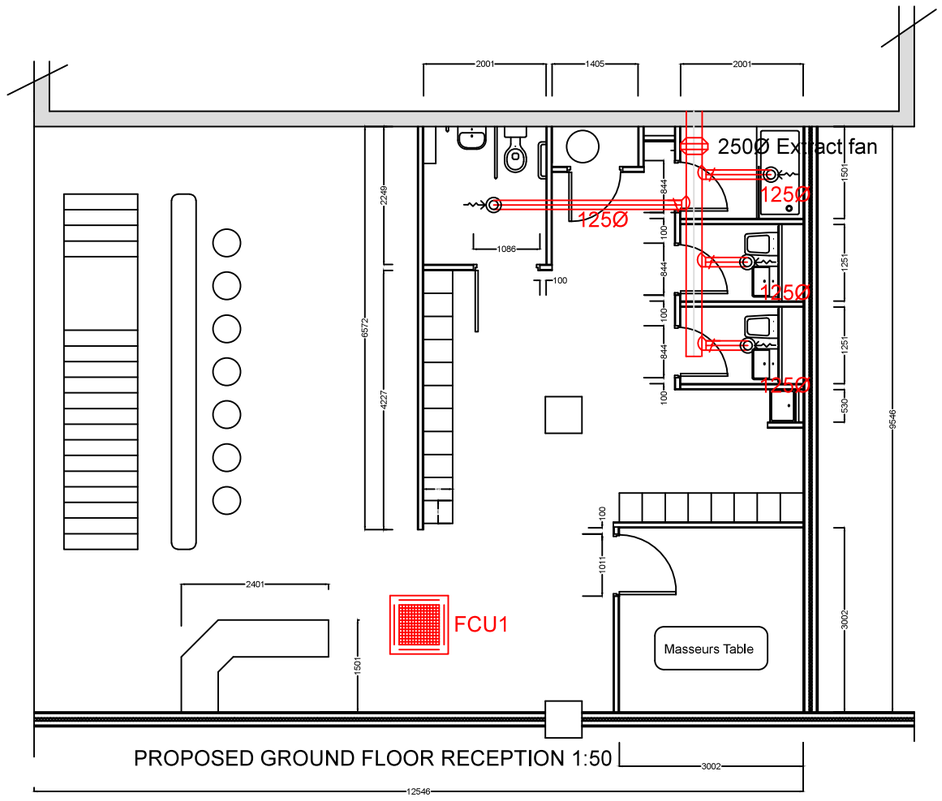
01625 442 798
carolinepayne@emeryplanning.com



PROPOSED BASEMENT FLOOR - SCALE 1:100



PROPOSED BIN STORE AREA - SCALE 1:50



PROPOSED GROUND FLOOR RECEPTION 1:50

Property Precision Services Ltd
20 Plumley Road
Handforth
Wilmslow
SK9 3RR

STATUS	AS INSTALLED
CLIENT	PH PROJECTS
CONTRACT	VENTILATION FEDERATION GYM SPEAR STREET, MANCHESTER
TITLE	VENTILATION AND AIR CONDITIONING LAYOUT GROUND AND BASEMENT FLOOR
DRAWN BY	NB
SCALE	SEE DRAWING @ A1
DATE	23-10-23
APPROVED	-
DRG. No.	V6107/M01
REV.	-

EP4

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Mr Neil Large
Companio Bakery
C/o Agent

Agent (if used)

Mrs Caroline Payne
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS

Part 1 – Particulars of the application/development

Proposal: Part discharge of conditions 8 (Noise - External Equipment), 9 (Fumes, Vapours and Odours), 11 (Opening Hours), 31 (Commercial Waste Management) pursuant to planning permission 131730/JO/2021 for Unit 1 of Block B of the development.

Location: Land Off Oldham Street And Spear Street, Manchester, M4 1LF

Date of application: 2 February 2024

Application number: CDN/24/0070

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 8 - Noise
Condition 8 is hereby part discharged to allow the occupation of Unit 1 of Block B of the development on the basis of the information within the letter from Emery Planning dated 31 January 2024, the email from Emery Planning dated 15 March 2024, the NEW BX Eco-Connect+ Convection Oven specification document and Machine Noise Information document both received by the City Council as local planning authority on 15 March 2024.

Condition 8 cannot be fully discharged until the requirement of all occupiers of the commercial space is known and approved by the City Council as local planning authority. This condition has previously been part discharged to allow the occupation of Unit 2 of Block B. Full details of this part discharge are confirmed within application referenced CDN/23/0842.

Condition 9 - Fumes, Vapours and Odours
Condition 9 is hereby part discharged to allow the occupation of Unit 1 of Block B of the development on the basis that the proposed bakery oven would not require any extraction as this is built into its design, which condenses the steam and filters it into

clean drainable water as confirmed in the letter from Emery Planning dated 31 January 2024 and shown within the document including hood specifications and the drawing referenced 034_PLN_207 Rev P01 both received by the City Council as local planning authority on 2 February 2024 and on the basis that this remains the case for the duration of the use.

Condition 9 cannot be fully discharged until the requirement of all occupiers of the commercial space is known and approved by the City Council as local planning authority. This condition has previously been part discharged to allow the occupation of Unit 2 of Block B. Full details of this part discharge are confirmed within application referenced CDN/23/0842.

Condition 11 - Hours of Operation
The approved opening hours for Unit 1, Block B are as follows:

07:00 to 22:00 Daily

Condition 11 is therefore hereby part discharged for Unit 1, Block B. This condition will not be fully discharged until opening hours for all commercial units have been submitted to and approved in writing by the City Council as local planning authority.

This condition has previously been part discharged to allow the occupation of Unit 2 of Block B. Full details of this part discharge are confirmed within application referenced CDN/23/0842.

Condition 31 - Commercial Waste
Condition 31 can hereby be considered to be part discharged to allow the occupation of Unit 1 of Block B of the development provided that the waste from Unit 1 of Block B is managed in accordance with the letter from Emery Planning dated 31 January 2024, the email from Emery Planning dated 15 March 2024 and the drawing referenced 034_PLN_205 Rev P01 received by the City Council as local planning authority on 2 February 2024.

Condition 31 cannot be fully discharged until the requirement of all occupiers of the commercial space is known and approved by the City Council as local planning authority.

Date: 9 April 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

emery PLANNING

1-4 South Park Court, Hobson Street
Macclesfield, Cheshire, SK11 8BS
+44 (0) 1625 433 881

Regus House, Herons Way,
Chester Business Park, CH4 9QP
+44 (0) 1244 732 447

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

31 January 2024
EP ref: 23-491

Dear Sir or Madam

Re: Planning Portal reference: PP-12752830
Land off Oldham Street and Spear Street, Manchester

Please find enclosed an application to discharge conditions 8, 9, 11 and 31 attached to planning permission 131730/JO/2021 for "*variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020*" relating Unit 1 of Block B at the above site (edged red on the plan attached at Enclosure **EP1**).

Condition 8 (Noise) states:

> "Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.
>
> Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented."

The details remain the same as those discharged under application ref. CDN/22/0315 and we can confirm that no ancillary equipment will be mounted externally, therefore the condition is satisfied and no verification report is required.

For completeness, please find enclosed the Acoustic Report prepared by Hann Tucker Associates and approved under application CDN/18/0389 on 25 July 2019 in relation to condition 7. The report outlines plant noise emission limits and mitigation measures should any ancillary equipment be externally mounted in the future.

Condition 9 (Scheme for extraction of fumes, vapours and odours) states:

> "Prior to the occupation of each individual commercial unit a scheme for the extraction of any fumes, vapours and odours from the commercial premises hereby approved (B1, A1 and A3) shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. 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 eaves level and/or any openable windows/ventilation intake."

The proposed bakery oven would not require any extraction as this is built into its design, which condenses the steam and filters it into clean drainable water. The specification titled 'Specification details - POLIN Hood' is submitted as part of the application and demonstrates same. We therefore request that the condition is discharged on the basis that no extraction is necessary in relation to the bakery operations.

A separate plan ref. 034_PLN_207 Rev P01 (WC Extract Strategy) is submitted and provides details of the proposed WC ventilation system.

Condition 11 (Opening hours) states:

> "The opening hours of the approved B1, A1 and A3 uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours."

It is proposed for the bakery to open to the public during the following hours:

- Monday to Sunday: 07:00 – 22:00

Condition 31 (Refuse strategy) states:

> "Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses has been submitted to and approved in writing by the City Council as local planning authority. 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."

The proposed refuse strategy details are enclosed on plan ref. 034_PLN_205 Rev P01 (Refuse Strategy). We can also confirm that the waste will be collected as follows:

- Service 1 – General waste collected once per week.
- Service 2 – Recycling collected once per week.

It is considered that the submitted information is sufficient to discharge conditions 8, 9, 11 and 31 of planning permission 131730/JO/2021, however should you have any queries or require anything further then please do not hesitate to contact me or Wiktoria Sypnicka at this office.

Yours sincerely
Emery Planning

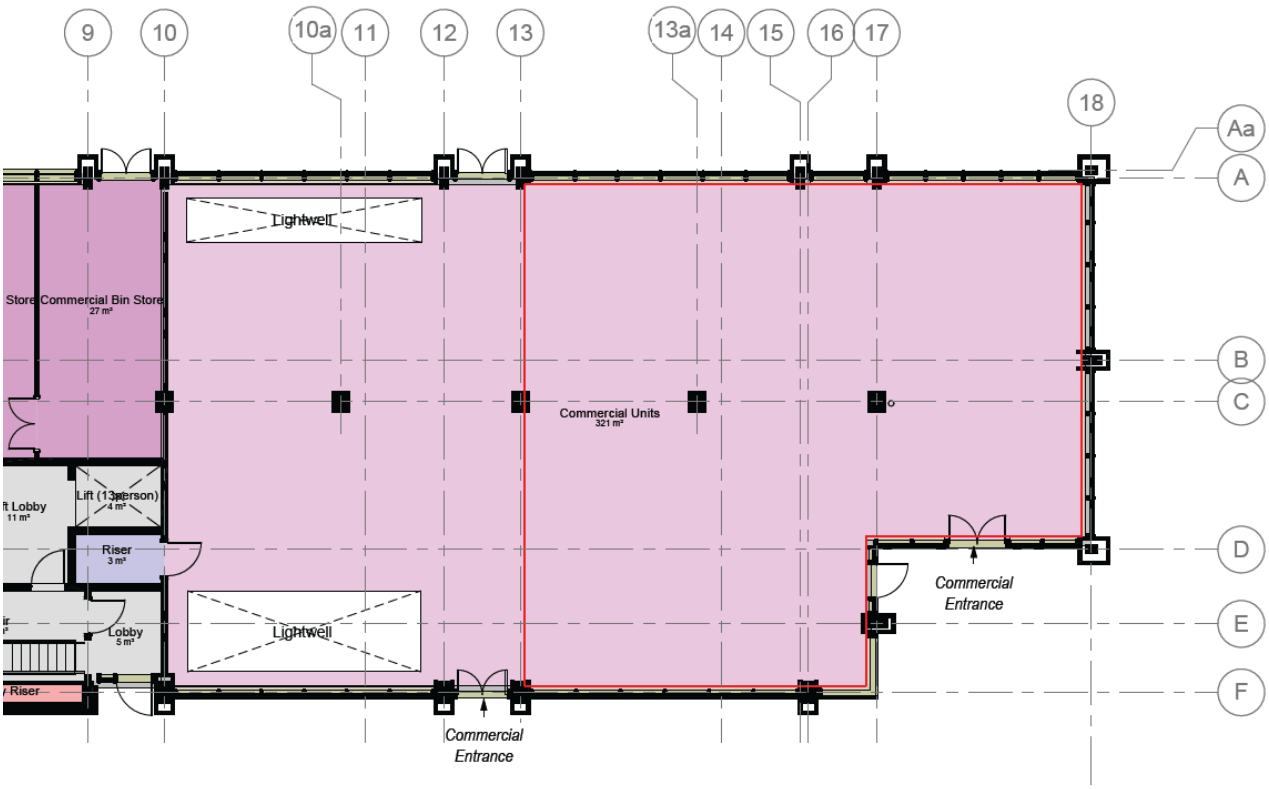
Caroline Payne

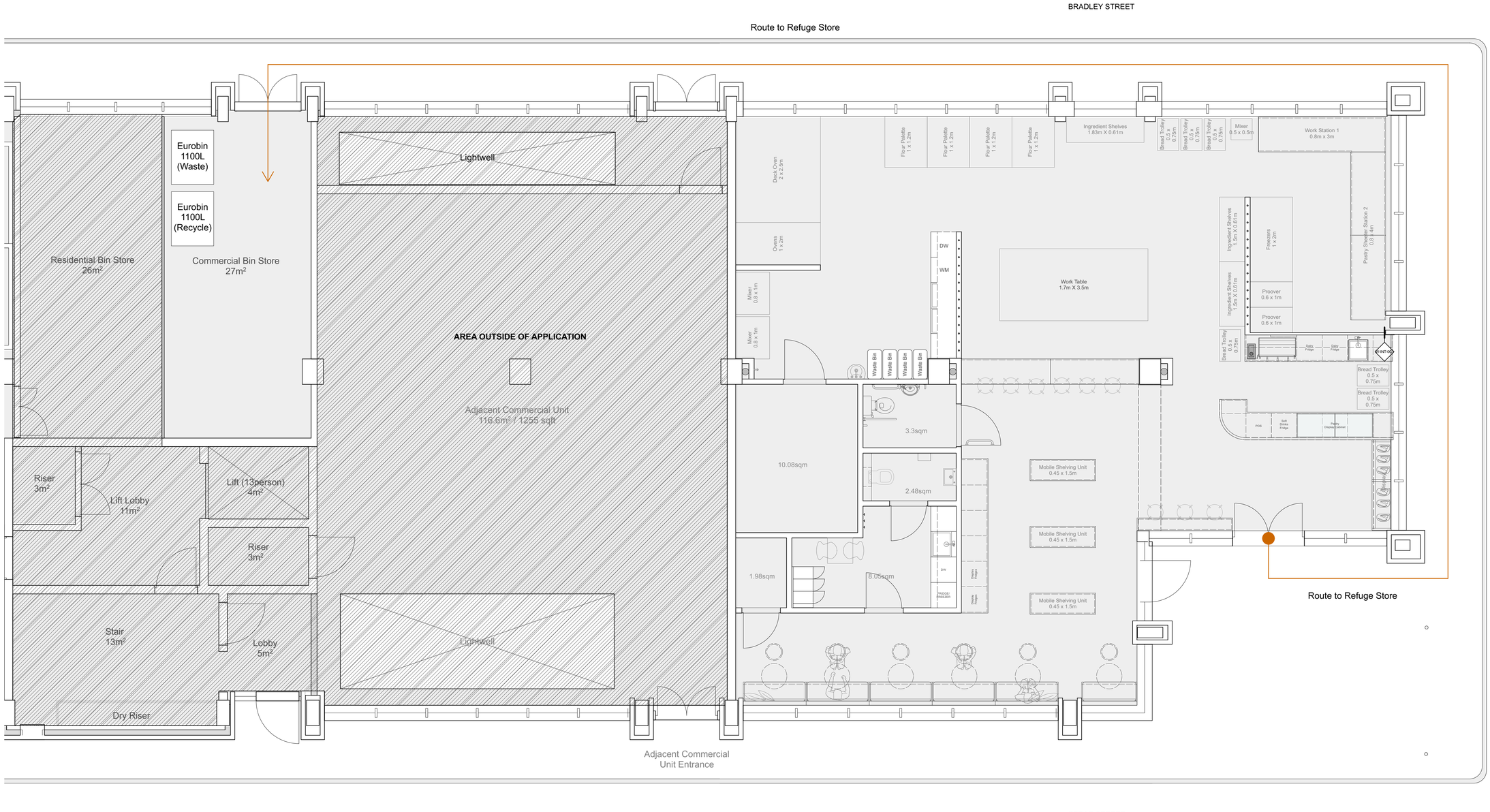
Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director

01625 442 798
carolinepayne@emeryplanning.com

Cc. Client
Enc. EP1 – Unit 1 plan

Enclosure EP1





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Define Architects Ltd

A1

0 2 M

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NOTES:

All dimensions to be checked on site.
Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications. Any discrepancies between consultant's drawings to be reported to the Architect before any work commences.
The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
These items should not be considered as a full and final list.
The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.
Define Architects take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist surveyor in order to establish exact boundaries.
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DEFINEARCHITECTS.CO.UK

Unit 2E
Beehive Mill
Jersey Street
Manchester
M4 6JG

+44 (0)1 61 528 9492
mail@definearchitects.co.uk

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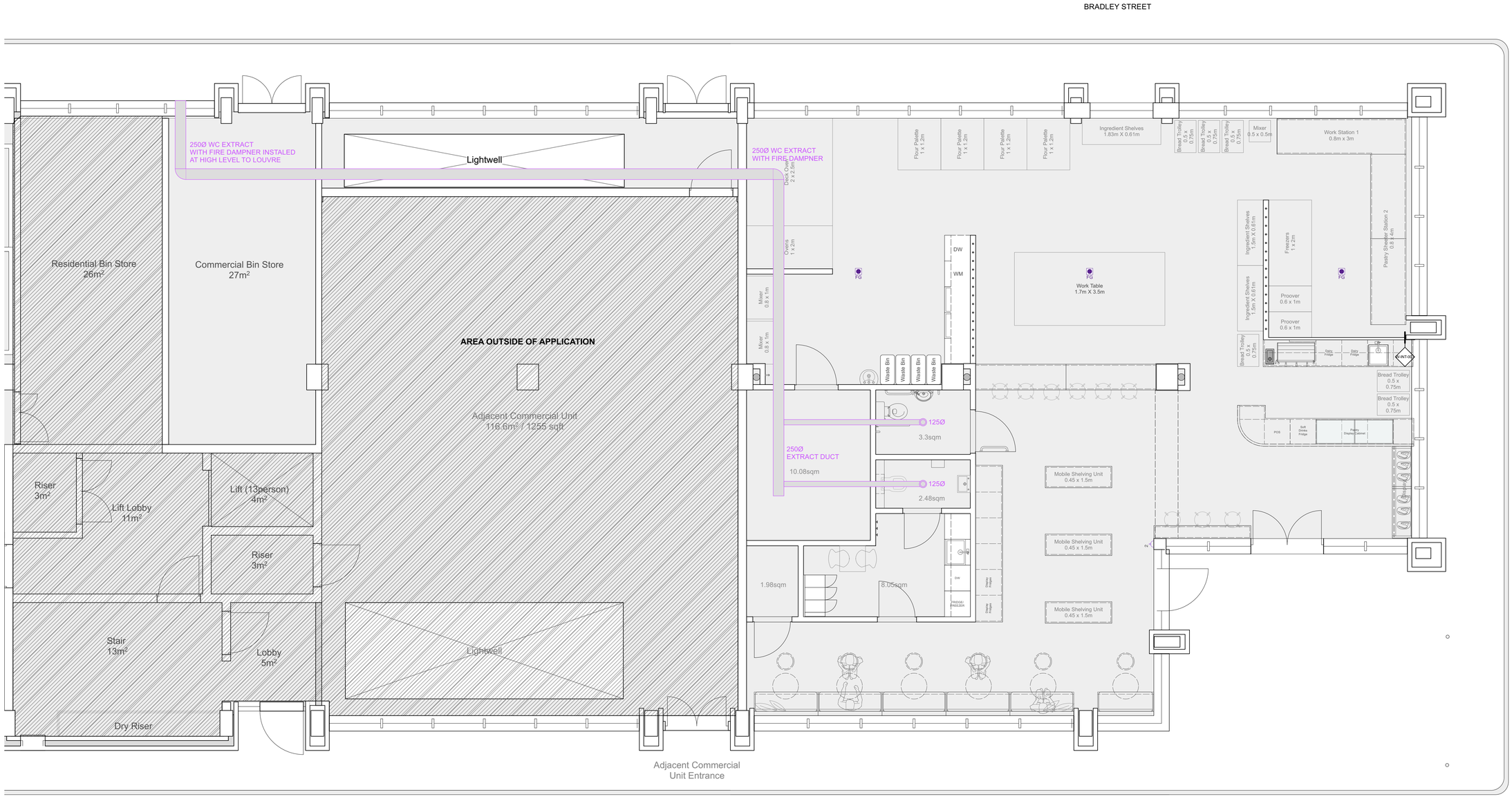
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DEFINEARCHITECTS.CO.UK

Unit 2E
Beehive Mill
Jersey Street
Manchester
M4 6JG

+44 (0)1 61 528 9492
mail@definearchitects.co.uk

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034_PLN_207	P01

76 – 82 Oldham Street
Manchester

Acoustic Report
(Planning Conditions 8&9)

24535/AR1

11 June 2018

For:
Kempton Homes Ltd
Spring Court
Spring Road
Hale
Altrincham
Cheshire
WA14 2UQ



Hann Tucker Associates
Consultants in Acoustics Noise & Vibration

Head Office: Duke House, 1-2 Duke Street, Woking, Surrey, GU21 5BA (t) +44 (0) 1483 770 595
Manchester Office: First Floor, 346 Deansgate, Manchester, M3 4LY (t) +44 (0) 161 832 7041
(w) hanntucker.co.uk (e) enquiries@hanntucker.co.uk

Hann Tucker Associates

Noise Impact Assessment Report
24535/AR1

Document Control

Issue	Date	Comment	Prepared by	Authorised by
0	11/06/2018	-		
			Joseph Sinker Consulting Engineer BEng(Hons), MSc(Res), AMIOA	Andrew Jameson Director BSc(Hons), MIOA, MIET

This report has been prepared by Hann Tucker Associates Limited (HTA) with all reasonable skill, care and diligence in accordance with generally accepted acoustic consultancy principles and the purposes and terms agreed between HTA and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by HTA unless expressly stated otherwise. This document contains confidential and commercially sensitive information and shall not be disclosed to third parties. Any third party relies upon this document at their own risk.

Hann Tucker Associates

Noise Impact Assessment Report
25435/AR1

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Attachments

Appendix A – Acoustic Terminology

Appendix B – Time History Graphs 24535/TH1-2

Appendix C – 3D Noise Maps

This report has been prepared by Hann Tucker Associates Limited (HTA) with all reasonable skill, care and diligence in accordance with generally accepted acoustic consultancy principles and the purposes and terms agreed between HTA and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by HTA unless expressly stated otherwise. This document contains confidential and commercially sensitive information and shall not be disclosed to third parties. Any third party relies upon this document at their own risk.

1.0 Introduction

It is proposed to develop the currently vacant plots at 76-82 Oldham Street in Manchester. The proposed development will comprise 2No. residential blocks with ground floor commercial units.

Planning permission has been granted with conditions, Hann Tucker Associates have therefore been commissioned to undertake an environmental noise survey and assess any potential impact on the proposed residential properties from environmental noise sources, and the potential impact to nearby noise sensitive receptors from proposed items of external fixed building services plant, in order to discharge Conditions 8 and 9 respectively.

Our survey results and assessment findings are presented herein.

2.0 Objectives

To establish, by means of manned environmental noise monitoring, the existing A-weighted (dBA) L_{90}, L_{eq} and L_{max} environmental noise levels at selected accessible positions around the site.

To undertake detailed acoustic analysis of environmental noise intrusion into the building through the external building fabric.

To subsequently prepare sound reduction performance specifications for the external building fabric in order to achieve the specified internal acoustic design criteria.

To also assess the potential noise impact the development itself will have on the locality, covering noise emissions from fixed plant and equipment.

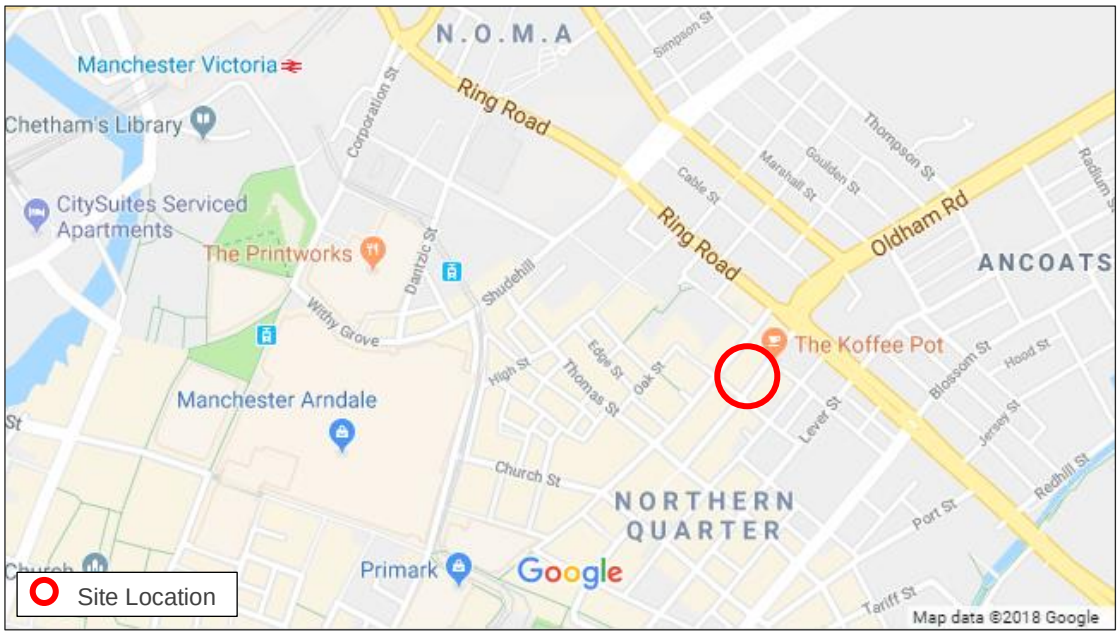
3.0 Acoustic Terminology

Please refer to Appendix A for an explanation of acoustic terminology used herein.

4.0 Site Description

3.1 Location

The site is located Oldham Street in Manchester and falls under the jurisdiction of Manchester City Council. See site location plan below.



Site Location (maps.google.co.uk)

3.2 Description

The site is positioned between Oldham Street, Warwick Street, Bradley Street, and Houldsworth Street with Spear Street separating the 2No. separate areas. The site currently comprises open land. The surrounding properties comprise mostly 2No. storey buildings with commercial on ground floor and upper floor residential and commercial properties. See site plan below.



Site Plan (maps.google.co.uk)

5.0 Planning Conditions

We understand that Manchester City Council have imposed the following planning conditions:-

"8) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Oldham Street and Spear Street; shall be submitted to and approved in writing by the City Council as local planning authority.

9) Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment."

6.0 Acoustic Standards & Guidelines

6.1 Noise Policy Statement for England

The Government's Noise Policy Statement for England (NPSE, March 2010) sets out the long term vision for Government noise policy, which is to "*Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development*".

The NPSE includes three primary aims to be achieved through effective management of environmental, neighbour and neighbourhood noise; (1) avoid "significant adverse" impacts on health and quality of life, (2) mitigate and minimise "adverse" impacts on health and quality of life, and (3) where possible, contribute to the improvement of health and quality of life.

6.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF, March 2012) sets out the Government's planning policies for England and how these are expected to be applied.

It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Prior to the NPPF, Planning Policy Guidelines (PPG) 24: 1994 'Planning & Noise' was the general guidance document for assessing the suitability of a site for residential use.

6.3 Planning Practice Guidance

The Department for Communities and Local Government's Planning Practice Guidance (PPG) website was launched in 2014 and provides guidance on 'Noise' for new developments in line with NPPF policies.

Notably, the website provides a table to help recognise when noise could be a concern relevant to the NOEL, LOAEL and SOAEL effect levels described in NPSE, as below:-

- Significant observed adverse effect level: This is the level of noise exposure above which significant adverse effects on health and quality of life occur.
- Lowest observed adverse effect level: this is the level of noise exposure above which adverse effects on health and quality of life can be detected.
- No observed effect level: this is the level of noise exposure below which no effect at all on health or quality of life can be detected.

There are no numeric values to reference in this guide; everything is descriptive and so cannot inform an objective assessment of noise.

6.4 ProPG: Planning & Noise

ProPG: Planning & Noise 'Professional Practice Guidance on Planning & Noise' was issued in May 2017 with the primary goal of assisting the delivery of sustainable residential development by promoting good health and well-being through the effective management of noise. It seeks to do that through encouraging a good acoustic design process in and around proposed new residential development having regard to national policy on planning and noise.

It is applicable to noise from existing transport sources (noting that good professional practice should have regard to any reasonably foreseeable changes in existing and/or new sources of noise). The recommended approach is also considered suitable where some industrial or commercial noise contributes to the acoustic environment provided that is "not dominant".

ProPG advocates a systematic, proportionate, risk based, 2-stage, approach. The approach encourages early consideration of noise issues, facilitates straightforward accelerated decision making for lower risk sites, and assists proper consideration of noise issues where the acoustic environment is challenging.

The ProPG considers suitable guidance on internal noise levels found in BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' with the addition of an "ideal" $L_{Amax,f}$ requirement for bedrooms at night.

6.5 Local Planning Requirements

Manchester City Council requirements are outlined in Section 3.0 of Manchester City Council's Planning & Noise Technical Guidance document (December 2015).

Achieving Suitable Internal Noise Levels

Section 3.6.1.1 sets out the following noise levels to be achieved for residential developments:

- *Bedrooms (Night time - 23:00 to 07:00): 30dB L_{Aeq} and individual noise events should not normally exceed 45 dB (L_{Amax}).*
- *Living Rooms (Day time 07:00 to 23:00): 35 dB (L_{Aeq}).*
- *Gardens and terraces (daytime) 55 dB (L_{Aeq}).*

Section 5.3.1.3.1.2 of the Planning & Noise – Technical Guidance December 2015 document states the following with regards to maintaining internal ambient noise levels when it desired to keep windows closed but provide adequate ventilation:

"Occupants should be provided with a supply of fresh air in habitable rooms without having to open windows (whilst also having the option to do this for purge ventilation, or at the occupant's discretion.

Where ambient noise levels are high a scheme of ventilation will need to be provided that does not compromise the acoustic attenuation afforded by glazing. This may come in the form of individual window trickle vents or acoustic trickle vents."

Plant Noise

Section 3.6.1.5.1 outlines that the noise assessment for fixed plant should be based on BS 4142:2014 and the assessment must demonstrate that

"Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location."

6.6 BS 8233: 2014

British Standard 8233:2014 "Sound insulation and noise reduction for buildings" recommends design criteria for internal ambient noise levels for dwellings providing a reasonable or good level of protection from external noise. It states that it is desirable that internal ambient noise levels do not exceed the following guidelines:

Activity	Location	Desirable Internal Ambient Criteria	
		07:00 – 23:00	23:00 – 07:00
Resting	Living Rooms	35 dB $L_{Aeq,16hour}$	-
Dining	Dining Room/Area	40 dB $L_{Aeq,16hour}$	-
Sleeping (Daytime Resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

The document goes on to state that all of the above target levels may be relaxed by 5 dB and "reasonable" internal conditions would still be achieved.

For outdoor living spaces, a desirable upper guideline value of 55dB $L_{Aeq, T}$ is quoted.

6.7 BS 4142: 2014

BS 4142: 2014 describes methods for rating and assessing the effects of outdoor sound levels, of an industrial and/or a commercial nature, "*on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident*".

The impact of a specific sound is indicated by subtracting the existing background noise level from the rating level (i.e. noise level from the proposed items of plant/machinery/etc plus any acoustic feature corrections).

The standard states that:

- *"a difference of around +10dB or more is likely to be an indication of a significant adverse impact"*;
- *"a difference of around +5dB is of marginal significance is likely to be an indication of an adverse impact"*;
- *"where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact"*.

The noise from the new development is expressed in terms of a rating level and given as a $L_{Aeq, T}$ noise level. The existing background noise level is expressed in terms of a $L_{A90, T}$ noise level. T is the assessment time interval, which is 1-hour for operations during daytime hours (07:00 to 23:00 hr) and 15-minutes for operations during night-time hours (23:00 to 07:00 hr).

BS 4142:2014 states that if a noise source contains an 'acoustic feature', such as tonality, intermittency or impulsiveness, an appropriate penalty should be applied.

7.0 Baseline Noise Survey

7.1 Procedure

Fully automated environmental noise monitoring was undertaken from approximately 11:00 hours on Thursday 3 May to 11:00 hours on Friday 4 May 2018 in order to establish continuous noise readings over a 24 hour period. Measurements were taken continuously of the A-weighted (dBA) L_{90}, L_{eq} and L_{Fmax} sound pressure levels over 15 minute periods. Supplementary continuous automated measurements were made over shorter periods in order to verify night-time L_{Fmax} events.

Measurements were undertaken in accordance with BS 7445-1:2003 Description and Measurement of Environmental Noise.

7.2 Weather Conditions

Due to the nature of the survey, i.e. automated, it is not possible to comment accurately on the weather conditions throughout the survey period. However during the period we were on site, weather conditions were considered suitable for obtaining representative measurement results. Wind conditions were calm and the sky was generally clear.

7.3 Measurement Positions

The noise level measurements were undertaken at two (2No.) positions around the development site, as described/illustrated below.

Position	Description
1	At the southwest corner of the site, overlooking the corner of Oldham Street and Warwick Street. At an approximate height of 2.2m in free-field conditions.
2	At the northeast corner of the site, overlooking the corner of Spear Street and Houldsworth Street. At an approximate height of 2.2m in free-field conditions.

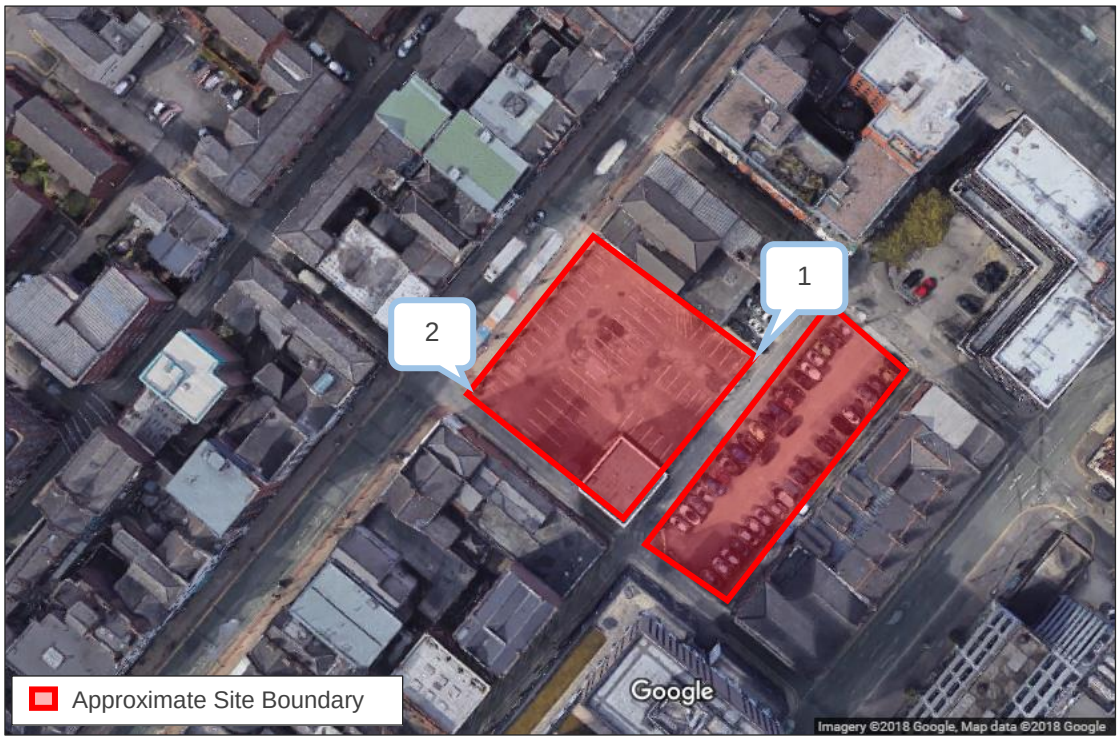


Image Showing Measurement Positions (maps.google.com)

7.4 Instrumentation

The instrumentation used during the survey is presented in the Table below.

Description	Manufacturer	Type	Serial Number	Calibration
Type 1 Sound Level Meter *(Position 1)*	Larson Davis	824	3533	30/08/2017
Type 1 Sound Level Meter *(Position 2)*	Larson Davis	824	3824	30/08/2017
Type 1 Calibrator	Larson Davis	CAL200	3083	13/04/2017

Each microphone was mounted on a pole with the microphone fitted with a windshield. All equipment was calibrated prior to and on completion of the survey. No significant deviations occurred (no more than 0.1 dB).

7.5 Results

The results of the automated survey have been plotted on Time History Graphs 24535/TH1 to 24535/TH2 enclosed. These graphs present the 15 minute A-weighted (dBA) L_{90}, L_{eq} and L_{max} levels at each position throughout the duration of the survey.

A summary of the results from the environmental noise survey are presented in the table below. These values represent the free-field incident noise levels that will inform our subsequent assessments.

Position	Daytime (07:00 – 23:00 hrs)		Night-time (23:00 – 07:00 hrs)		
	$L_{Aeq,16h}$	Typical Lowest $L_{A90,15min}$	$L_{Aeq,8h}$	Typical Lowest $L_{A90,15min}$	10th Highest $L_{Amax,15min}$*
1	58	48	53	41	74
2	64	52	60	43	80

* shortened measurement periods showed < 1dB change in 10th highest L_{Fmax} per interval

7.6 Discussion of Noise Climate

Due to the nature of the automated survey, i.e. unmanned, it is not possible to accurately describe the dominant noise sources, or specific noise events throughout the entire survey period. However at the beginning and end of the survey period the dominant noise source was noted to be road traffic noise from Oldham Street and the surrounding road network.

8.0 Noise Levels within Apartments (Condition 8)

8.1 Overview

This section aims to assess the impact of the prevailing noise sources on the residential development in order to determine the acoustic performance specifications for critical residential façade elements (namely glazing and ventilators).

Our calculations are based on BS 8233:2014 procedures and consider typical apartment bedroom/living room dimensions and window sizes.

We understand that background ventilation will be provided via whole-apartment MVHR with openable windows for purge ventilation conditions.

8.2 Incident Noise Levels

In order to accurately determine the spread of environmental noise levels across the site, we have constructed a computer-based 3-dimensional model of the development. The software produces a ‘noise map’ of the site using ISO 9613 sound dissipation principles (including distance loss, screening, ground absorption, etc.) and is calibrated based on the results of our baseline environmental noise survey. All buildings have a reflection loss of 0dB (i.e. fully reflective).

Appendix C comprises noise maps showing the predicted incident daytime (16-hr) and night-time (8-hr) L_{Aeq} external free-field environmental noise levels on all facades.

8.3 Achieving Internal Noise Levels

8.3.1 Overview

This section presents our minimum specifications for the external building fabric in order to suitably control incident environmental noise levels based on the above noise survey results.

8.3.2 Façade Performance Specifications

The following plan illustrates the different façade zones of the proposed development.



Plan Showing Façade Performance Zones – Level 01-02



Plan Showing Facade Performance Zones – Level 03



Plan Showing Façade Performance Zones - Level 04-05



Plan Showing Façade Performance Zones Level - 06-07

The complete façade specification for the above zones are presented in the following table.

Zone	Room Type	Min. Façade Sound Reduction Performance $R_w + C_{tr}$
Green	Living Room	**26 dB**
	Bedroom	**30 dB**
Orange	Living Room	**26 dB**
	Bedroom	**34 dB**
Red	Living Room	**31 dB**
	Bedroom	**37 dB**

The external wall and glazing/ventilator specifications for each zone are detailed in Sections 8.3.3 and 8.3.4 below.

8.3.3 External Walls

We understand the current external wall construction to comprise the following:-

- 20mm Brick Slip;
- 150mm (min.) cavity with 150mm Rockwool;
- 9mm Sheathing Board;
- 100mm (min.) SFS stud with 100mm Rockwool;
- 2 x 15mm dense plasterboard (min 12.5 kg/m^2 each).

We would expect the above construction to achieve circa 49 dB R_w+C_{tr}, and is therefore capable of meeting the above façade specification in all zones.

8.3.4 Glazing

Based on the complete façade specification in Section 8.3.2, the above estimated external wall sound reduction values and window and room dimensions provided by Wright Investments, the following table presents the minimum sound reduction performance specifications for glazing systems tested in accordance with BS EN ISO 10140-2:2010.

Zone	Room Type	Min. Glazing Sound Reduction Performance $R_w + C_{tr}$
Green	Living Room	**27 dB**
	Bedroom	**27 dB**
Orange	Living Room	**27 dB**
	Bedroom	**31 dB**
Red	Living Room	**31 dB**
	Bedroom	**35 dB**

It is essential that the prospective system suppliers can demonstrate compliance with the acoustic performance specification above rather than simply offering a generic glazing configuration. However, we would suggest that the following configuration could typically be expected to provide the required levels of noise insulation.

Required R_w+C_{tr}	Example Configuration
27 dB	6 / 16 / 6mm double glazing
31 dB	10 / 16 / 6mm double glazing
35 dB	10 / 16 / 6.4mm laminated double glazing

It is essential that the entire system is tested and that the quoted performance figures are met by the system as a whole (not just the glass).

For all areas, where structural glass or non-vision spandrel panels are proposed they should provide sound reduction performance at least equal to that required of the façade specification presented in Section 8.3.2 above in order to maintain the acoustic integrity of the building envelope.

8.3.5 Ventilation

The above presents a solution to satisfy the proposed internal ambient noise limits within apartments during normal ventilation conditions where windows are closed and background ventilation is provided via the whole-apartment MVHR.

During purge ventilation conditions (e.g. fume extract and summer-time cooling), windows will be openable and there is the potential for internal ambient noise levels to exceed the BS 8233 targets.

9.0 Assessment of Noise Levels in Outdoor Living Spaces

On this scheme, we understand outdoor living spaces will be apartment roof terraces. Small balconies are not generally considered as 'outdoor living' due to their size. In this regard, BS 8233 states:-

"Small balconies may be included for uses such as drying washing or growing pot plants, and noise limits should be necessary for these uses. However, the general guidance on noise in amenity space is still appropriate for larger balconies, roof gardens and terraces, which might be intended to be used for relaxation… Achieving levels of 55 dB $L_{Aeq,T}$ or less might not be possible at the outer edge of these areas, but should be achievable in some areas of the space."

Using the detailed 3D noise model described in Section 8.2 of this report we have predicted the $L_{Aeq,16hr}$ noise levels across a range of receivers within the proposed rooftop terrace areas.

The locations of the proposed terraces and modelled receivers are described in the plan and table below:-



Plan Showing Modelled Receptor Locations in Rooftop Terrace Areas

Terrace	Receiver Position	Predicted Daytime $L_{Aeq,16hr}$ at 1.5m Above Roof Level	BS 8233 "Ideal" Target $L_{Aeq,16hr}$	Compliance
A	1	63 dB	55 dB	✗
	2	56 dB	55 dB	✓
	3	51 dB	55 dB	✓
B	1	57 dB	55 dB	✓
	2	46 dB	55 dB	✓
	3	43 dB	55 dB	✓
C	1	57 dB	55 dB	✓
	2	54 dB	55 dB	✓
	3	49 dB	55 dB	✓
	4	57 dB	55 dB	✓

Our calculations indicate noise levels can be expected to achieve the desired 55 dB $L_{Aeq,16hr}$ across the majority of the outdoor living spaces.

10.0 Plant Noise (Condition 9)

10.1 Plant Noise Emission Limits

Based on the results of our noise survey and the requirements of the LPA, we propose the following incident plant noise emission limits to be achieved at 1m from all nearby noise sensitive windows in the vicinity of the east and west of the site respectively, including the residential windows of the proposed dwellings.

Period	Cumulative Plant Noise Emission Limit (BS 4142:2014 Rating Level)	
	East	West
Daytime / Evening (07:00-23:00)	43 dBA	47 dBA
Night-time (23:00-07:00)	36 dBA	38 dBA

Noise shall be assessed in accordance with BS 4142:2014 with corrections applied for any plant emitting noise of a tonal or irregular quality. Emergency plant items (e.g. standby generators, smoke extract equipment) should be subject to more relaxed criteria.

The above limits shall be subject to the final approval of Manchester City Council.

10.2 Plant Noise Mitigation Measures

Due to the nature of the development, the only significant plant items are likely to be those serving the commercial units (air extraction and air conditioning units).

Where Landlord plant is required, provisions shall be made for the selection of low noise equipment, silencers, enclosures, screens, and other acoustic attenuation measures where necessary. At this stage it is envisaged that the risk of excessive building services noise can be mitigated by design.

Hann Tucker Associated will review Landlord plant once selections have been finalised. It may be appropriate to ensure that Landlord plant selections are made to achieve 3 dB below the above limits in order to leave sufficient headroom for tenant plant.

Once Landlord plant has been reviewed, limits should be stipulated within the Agreement for Lease as to ensure that any items of tenant plant do not give rise to an exceedance of the above criteria.

11.0 Conclusions

A detailed environmental noise survey has been undertaken in order to establish the prevailing environmental noise climate at the development site.

The acoustic requirements of national/local policies, current industry guidelines and other relevant documentation have been reviewed and used to inform a detailed noise impact assessment of incident environmental noise affecting the development as well as potential noise output from the development in order to discharge Planning Conditions 8 and 9 respectively.

Specifications for the different façade zones, external walls, and glazing required in order to meet the internal noise criteria have been provided.

In lieu of specific plant selections plant noise emission limits have been proposed and consideration has been given to the need for accommodation of both landlord and tenant plant items.

Appendix A

The acoustic terms used in this report are defined as follows:

dB — Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. 30dB + 30dB = 33dB, not 60dB).

dBA — The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The $_A$ subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted

It should be noted that levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is just perceptible.

$L_{90,T}$ — L_{90} is the noise level exceeded for 90% of the period *T* (i.e. the quietest 10% of the measurement) and is often used to describe the background noise level.

$L_{eq,T}$ — $L_{eq,T}$ is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time period, *T*.

L_{max} — L_{max} is the maximum sound pressure level recorded over the period stated. L_{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L_{eq} noise level.

L_p — Sound Pressure Level (SPL) is the sound pressure relative to a standard reference pressure of 2×10^{-5} Pa. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).

L_w — Sound Power Level (SWL) is the total amount of sound energy inherent in a particular sound source, independent of its environment. It is a logarithmic measure of the sound power in comparison to a specified reference level (usually 10^{-12} W).

Appendix B

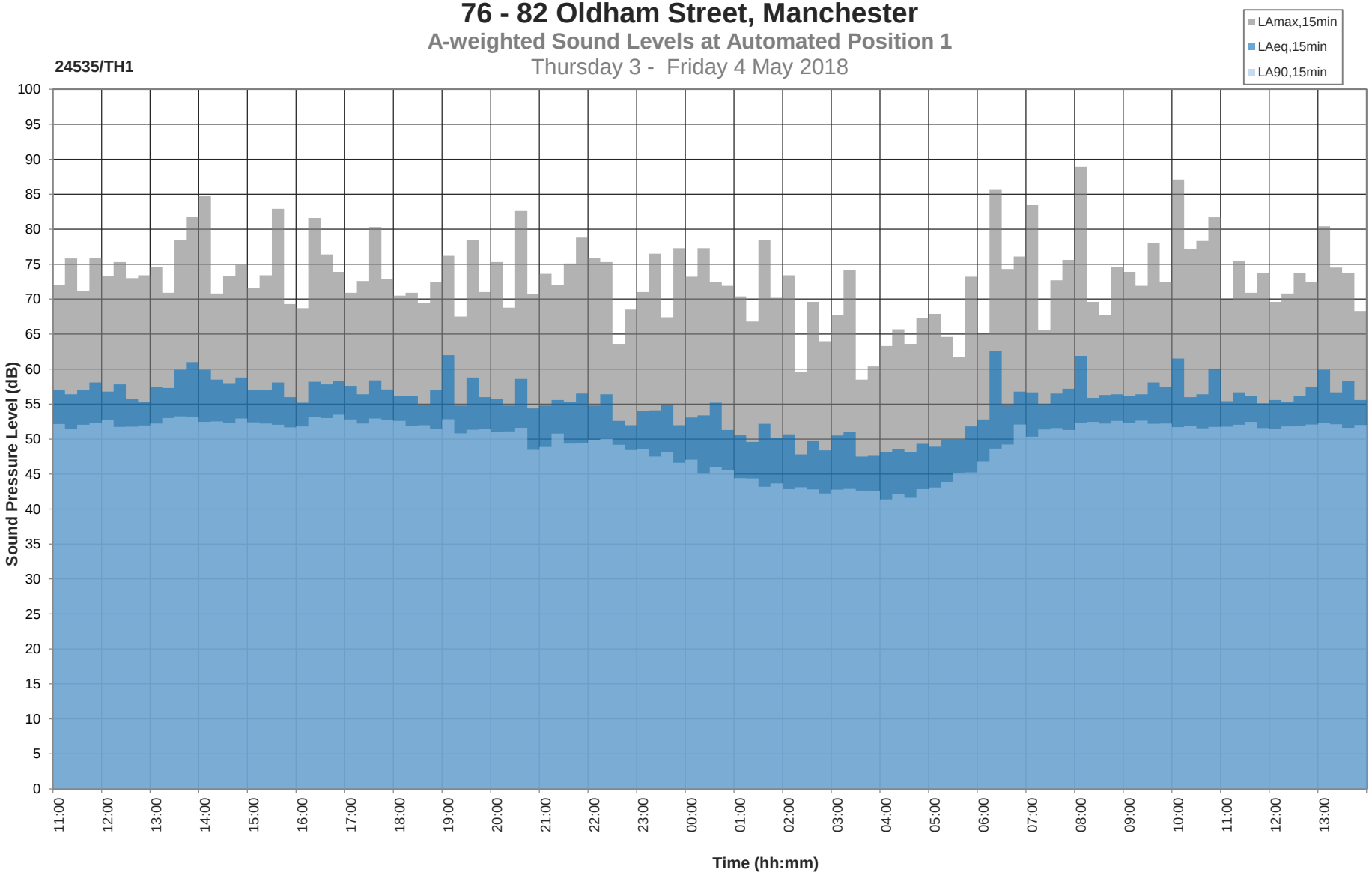
Time History Graphs 25405/TH1-2

76 - 82 Oldham Street, Manchester

A-weighted Sound Levels at Automated Position 1

Thursday 3 - Friday 4 May 2018

24535/TH1

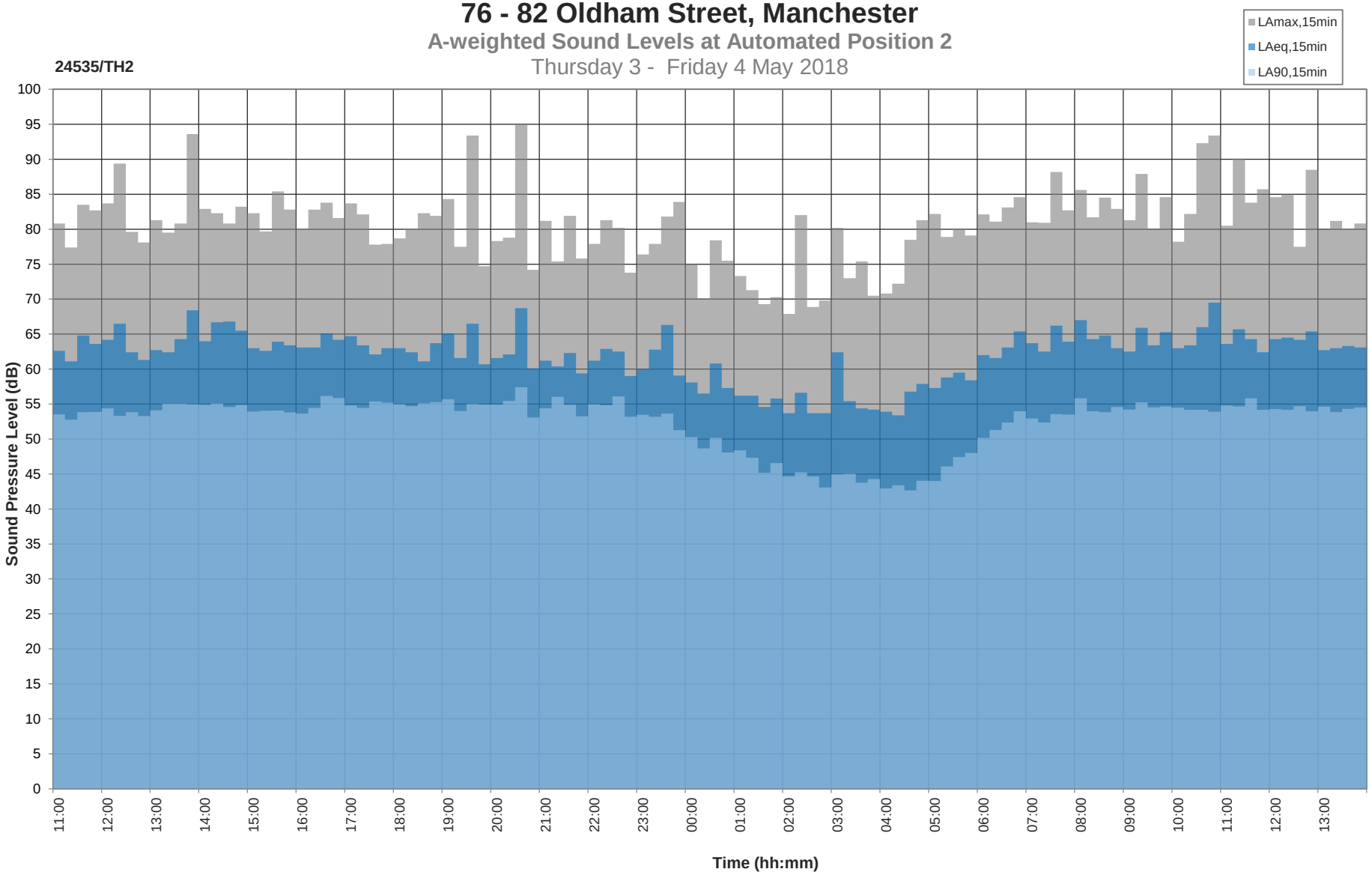


76 - 82 Oldham Street, Manchester

A-weighted Sound Levels at Automated Position 2

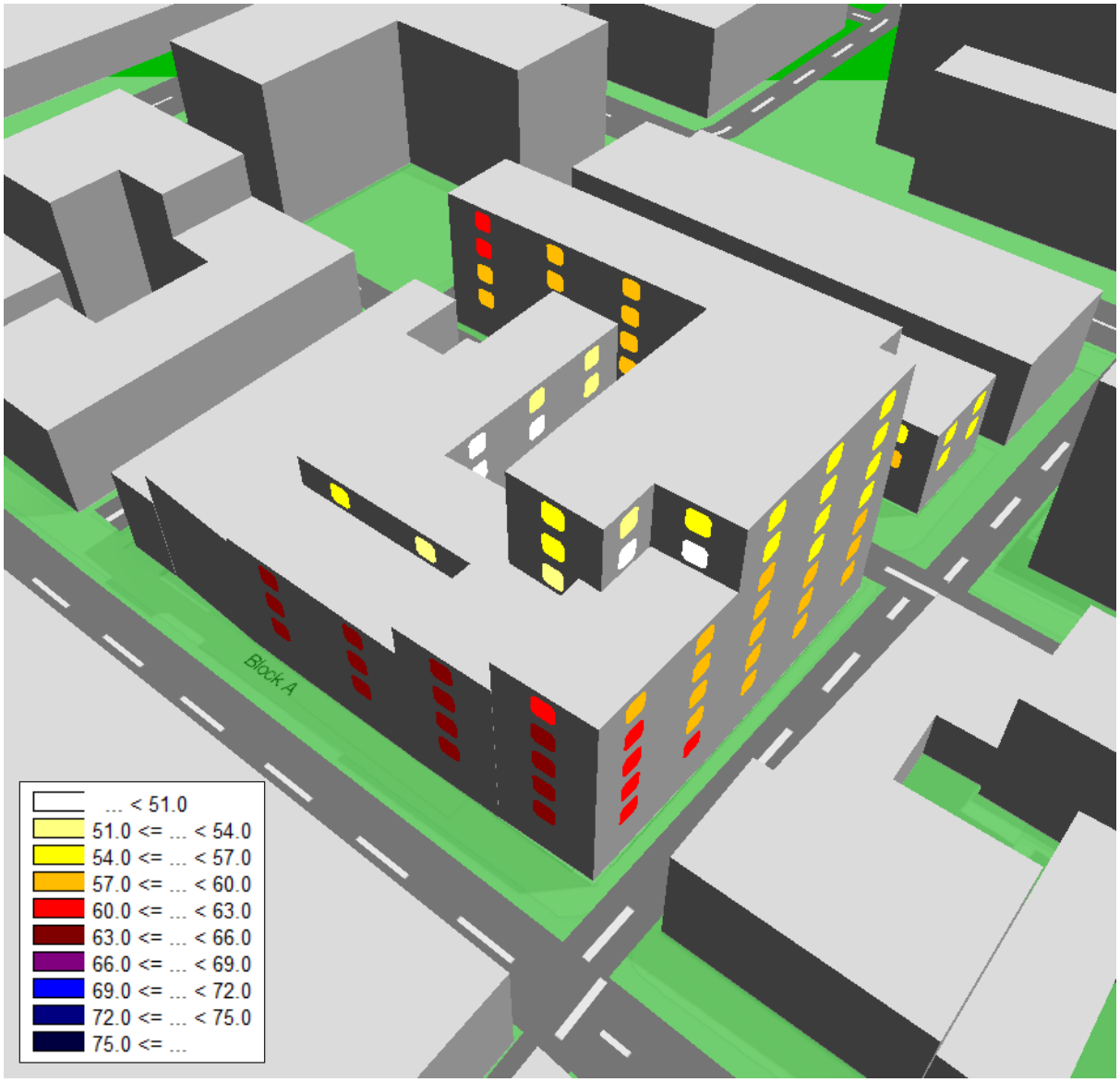
Thursday 3 - Friday 4 May 2018

24535/TH2

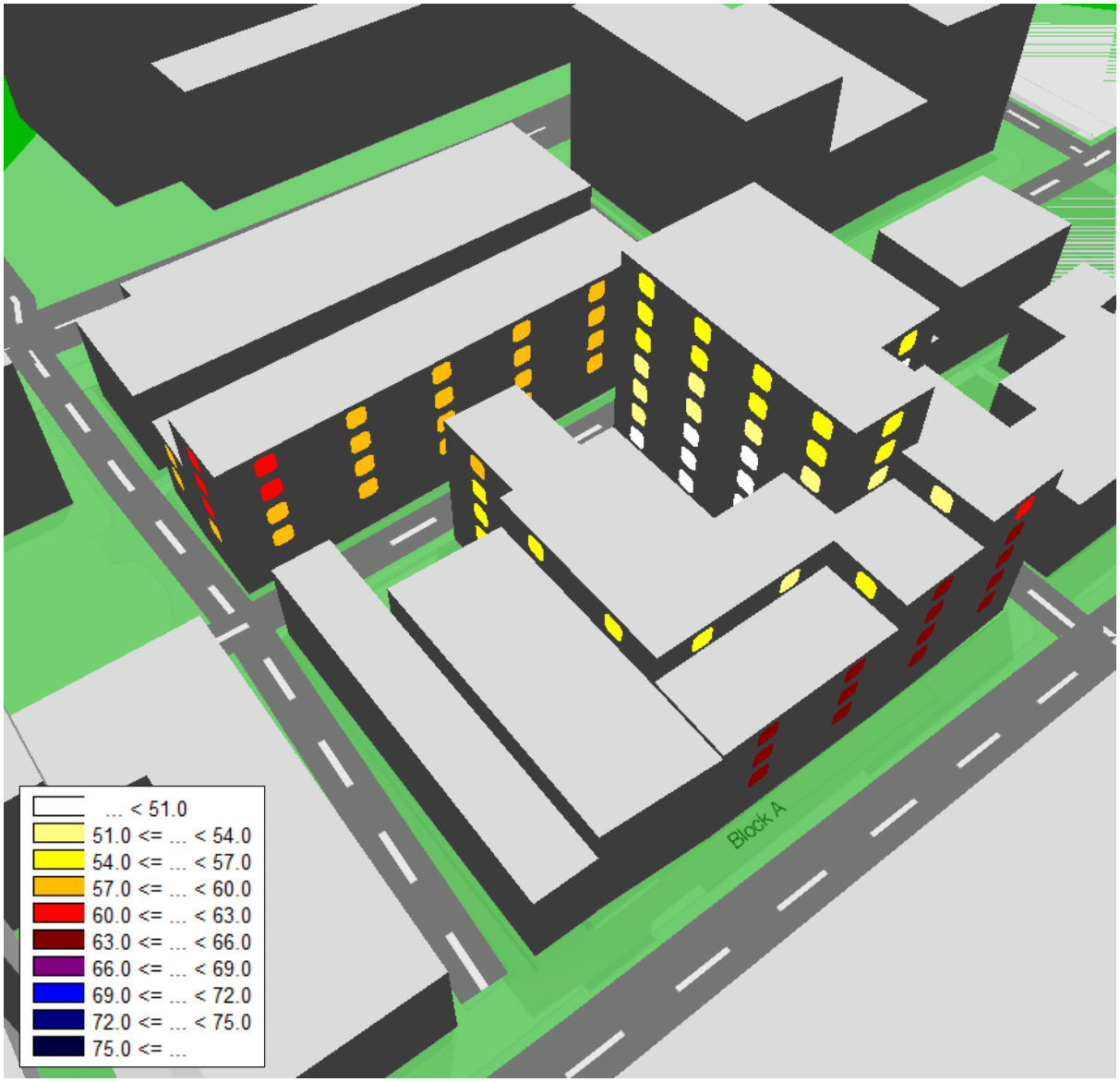


Appendix C

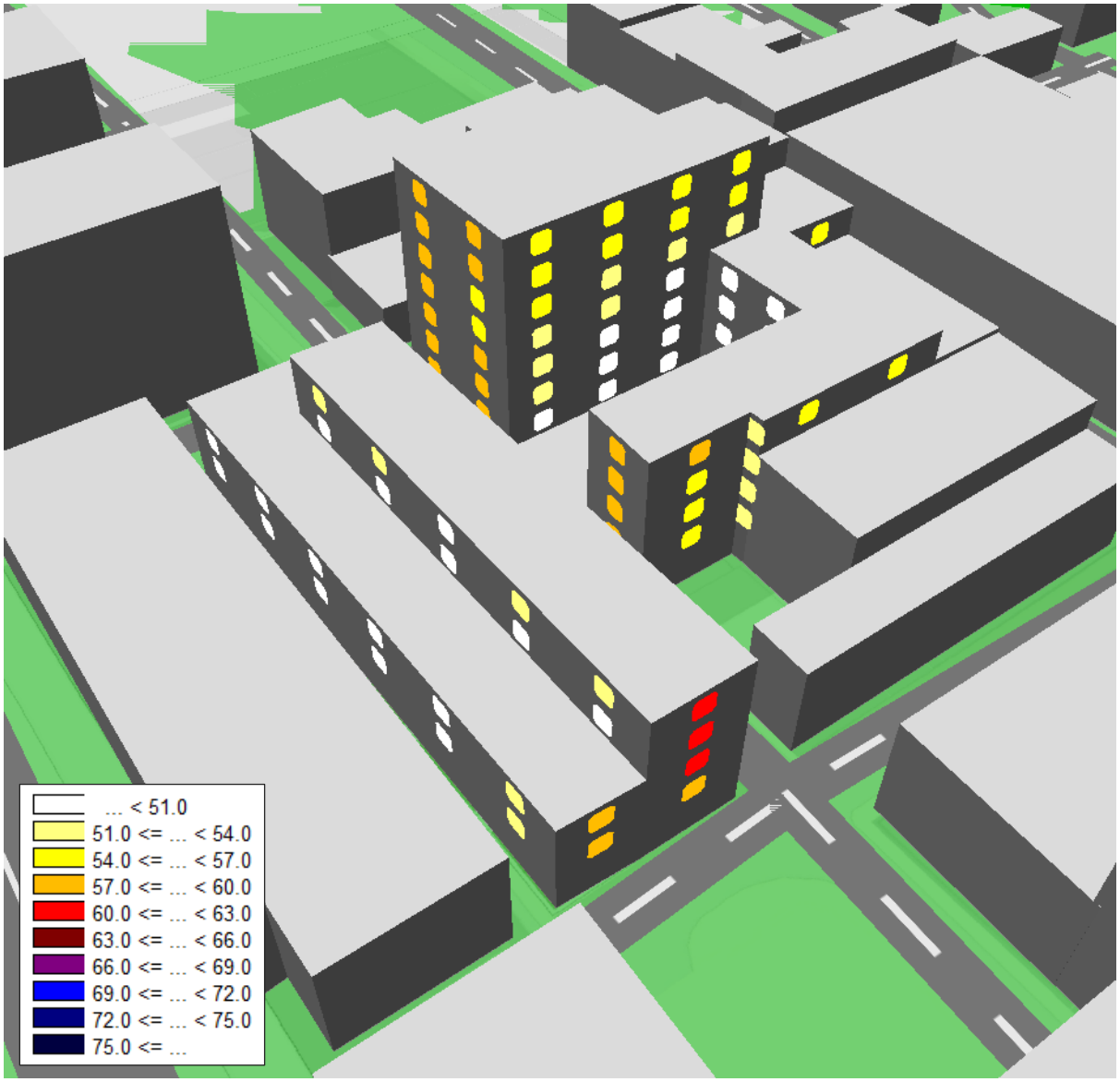
3D Noise Maps



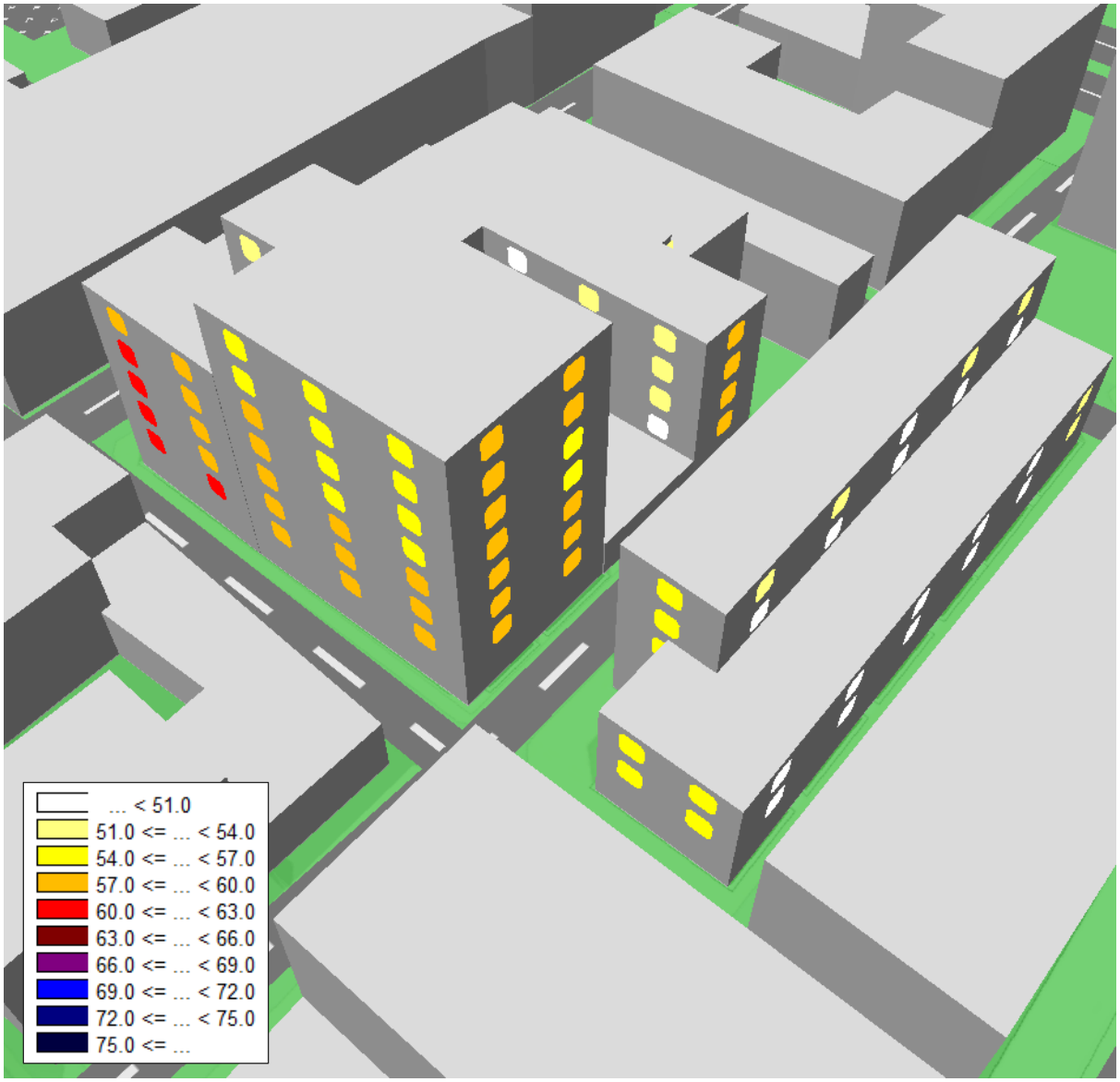
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from west)



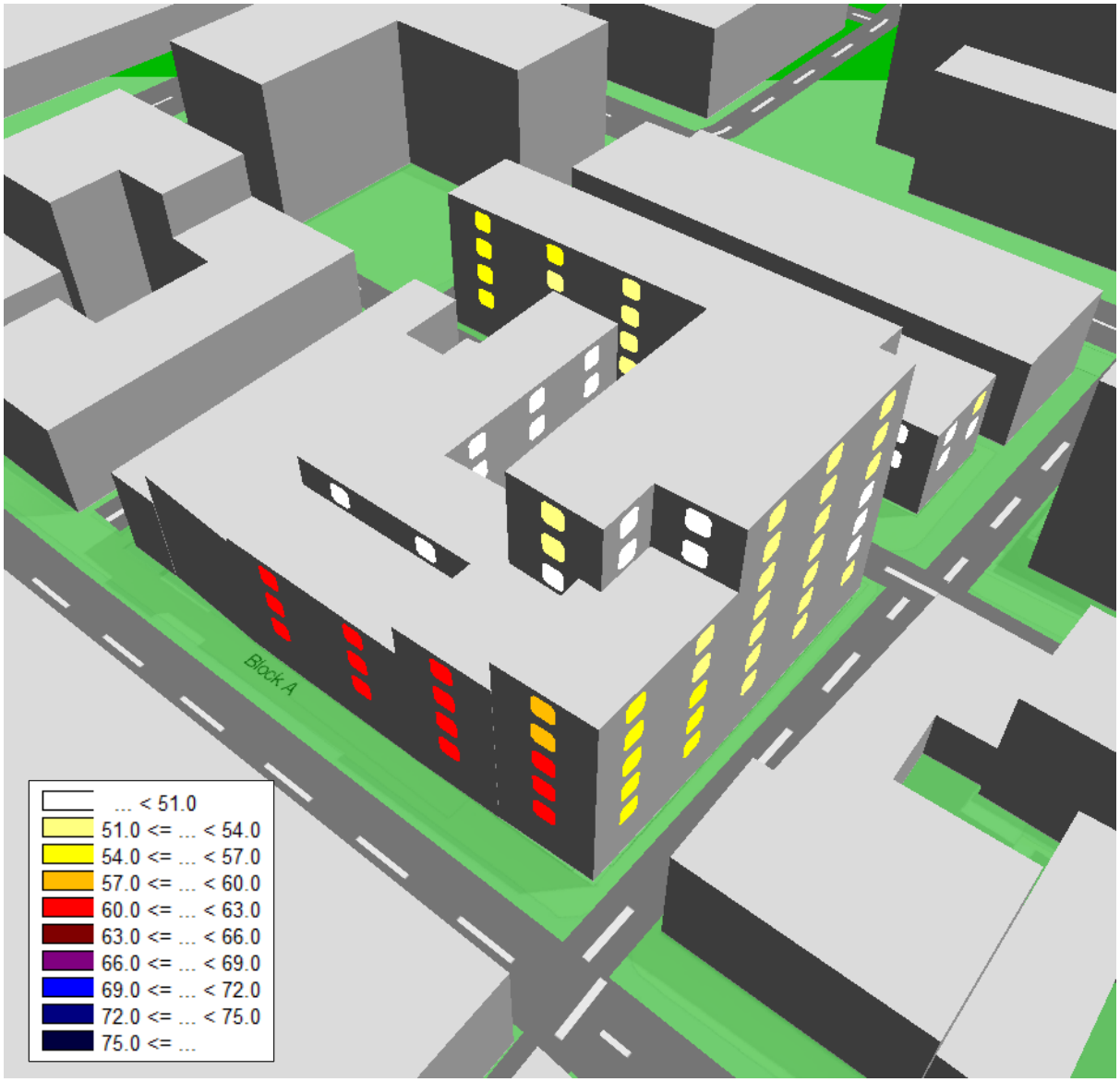
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from north)



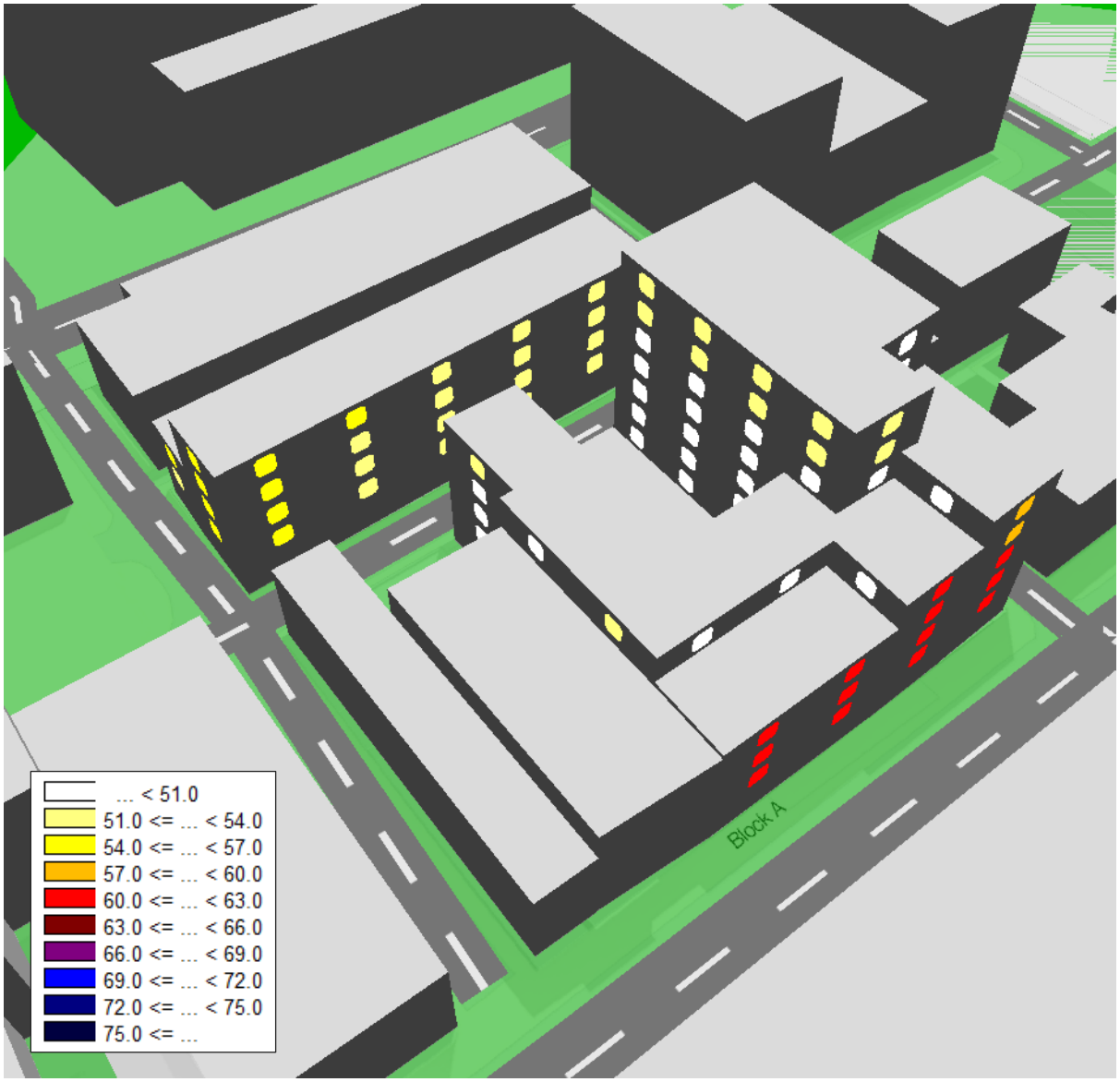
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from east)



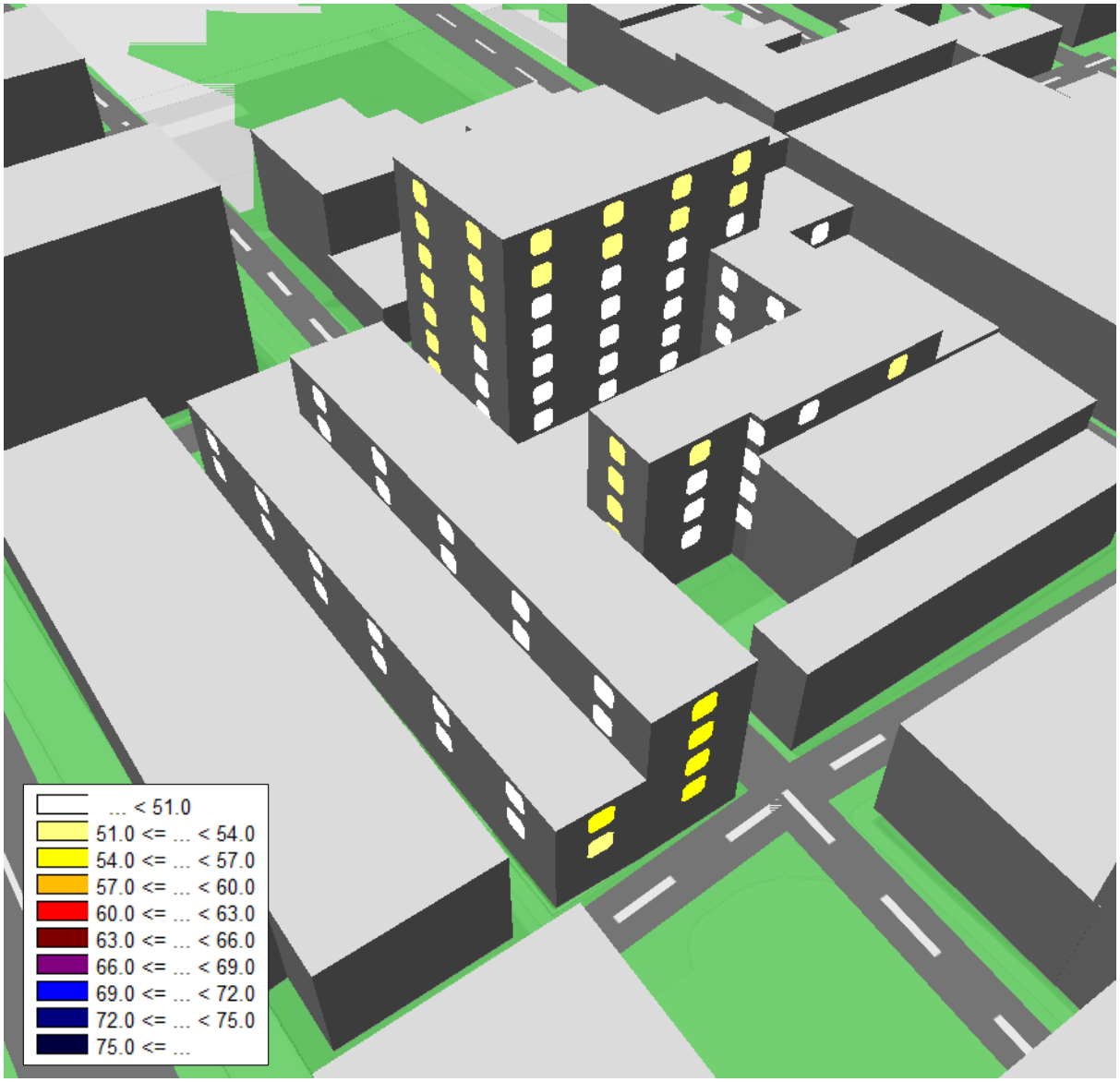
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from south)



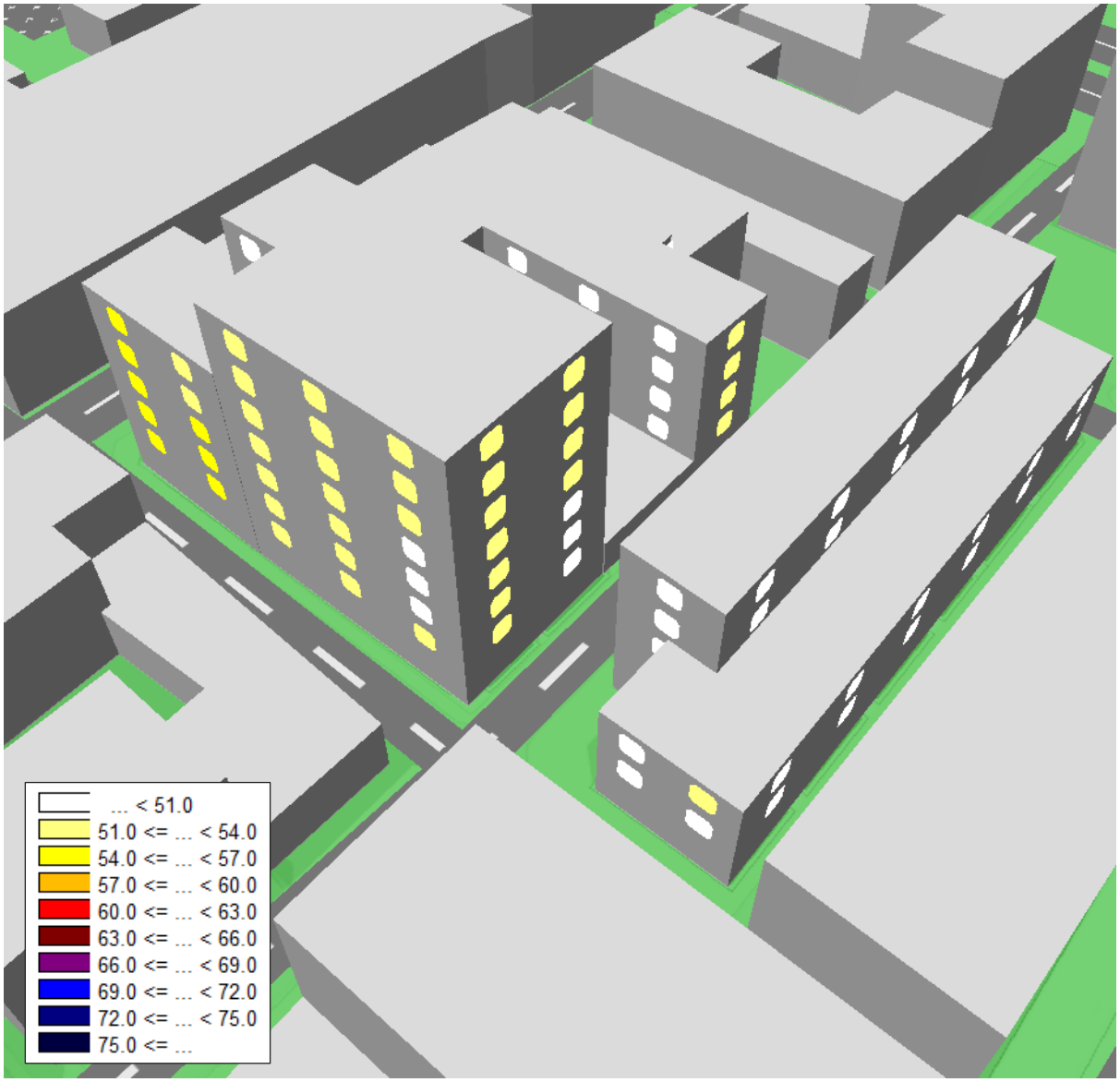
Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from west)



Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from north)



Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from east)



Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from south)

Wiktoria Sypnicka

From: Wiktoria Sypnicka
Sent: 15 March 2024 14:20
To: 'Emily Booth'
Cc: Caroline Payne
Subject: RE: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street
Attachments: MONO Equipment Eco-Connect+ Convection Oven Fact Sheet.pdf; Screenshot 2024-03-15 at 11.55.02.png

Dear Emily,

Please see additional information below as requested.

Condition 8 noise

Looking at the condition it is in 2 parts, 1) the building and 2) the plant

1)The building/commercial premises - The acoustic report by Hann Tucker dated 24 May 2019 had predicted the noise transfer from the commercial to the residential based on the operational noise of the commercial at 90 dB(A). I am not familiar with the predicted noise from a bakery operation, they can have quite loud fans to the ovens and other internal machinery/plant and I am presuming that although the opening hours proposed in C11 are daytime the use of the premises will be outside these (probably early mornings, dough making, proving, baking before the premises opens). Therefore they will need to demonstrate the predicted operational noise levels will meet out criteria in the NSR's. Please provide an amended report.

The bakery only has one oven with a fan which is the bake-off oven and that is sub 85dB as shown on the attached specification. This level is only reached when the oven door is opened which happens for seconds at a time. Mixing is undertaken at 7am. The mixer used is smaller than the data attached but even this at its noisiest level is less than 70dB. The Provers are essentially normal fridges and are not permanently left on. The bakery is a small artisan bakery with few mechanical interventions and is not a factory style bakery.

2)They are not having any external plant and so this condition can be discharged for this unit. However, please confirm the Unit number this relates to. *This relates to unit 1 of Block B.*

Condition 31 waste - commercial.

The plans show 2 x 1100l bins for general and recyclable waste streams but the collection frequency is not given. Please provide this.

This information is in the covering letter for the application which confirms that waste will be collected as follows:

- Service 1 – General waste collected once per week.
- Service 2 – Recycling collected once per week.

Please let us know if any additional information is required.

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI
CONSULTANT

Direct Dial : 01625 442789
Mobile : 07895 363054
Email : WSypnicka@emeryplanning.com

2-4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

01625 433881

Regus House
Herons Way
Chester Business Park
CH4 9QR

01244 732447

emeryplanning.com



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From: Wiktoria Sypnicka
Sent: Friday, March 15, 2024 11:00 AM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: RE: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Hi Emily,

We are just liaising with the client and will come back to you as soon as possible.

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI
CONSULTANT

Direct Dial : 01625 442789
Mobile : 07895 363054
Email : WSypnicka@emeryplanning.com

2-4 South Park Court
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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Tuesday, March 12, 2024 3:38 PM
To: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Good Afternoon Wiktoria,

Please see the following comments made by our Environmental Health Service:

Condition 8 noise
Looking at the condition it is in 2 parts, 1) the building and 2) the plant

1)The building/commercial premises - The acoustic report by Hann Tucker dated 24 May 2019 had predicted the noise transfer from the commercial to the residential based on the operational noise of the commercial at 90 dB(A). I am not familiar with the predicted noise from a bakery operation, they can have quite loud fans to the ovens and other internal machinery/plant and I am presuming that although the opening hours proposed in C11 are daytime the use of the premises will be outside these (probably early mornings, dough making, proving, baking before the premises opens). Therefore they will need to demonstrate the predicted operational noise levels will meet out criteria in the NSR's. Please provide an amended report.

2)They are not having any external plant and so this condition can be discharged for this unit. However, please confirm the Unit number this relates to.

Condition 31 waste - commercial.
The plans show 2 x 1100l bins for general and recyclable waste streams but the collection frequency is not given. Please provide this.

Please provide this information as soon as possible.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

Please note that Thursdays are a non-working day for me as long as this note remains on my emails.

Notice of upcoming leave –
8th, 22nd and 26th March 2023

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Sent: Tuesday, February 27, 2024 4:02 PM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: CDN/24/0070 - Land off Oldham Street and Spear Street

> You don't often get email from wsypnicka@emeryplanning.com. Learn why this is important

Hi Emily,

We will be submitting an application to discharge conditions 29 (signage strategy for the whole site) and 31 (waste strategy for Unit 2, Block B) under separate cover in due course. Condition 19 (BREEAM) will also be dealt with separately.

On this basis, please could you confirm whether all conditions submitted under this application can be discharged?

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI

CONSULTANT

Direct Dial : 01625 442789
Mobile : 07895 363054
Email : WSypnicka@emeryplanning.com

emeryplanning.com

2-4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

01625 433881

Regus House
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CH4 9QR

01244 732447



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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Tuesday, February 27, 2024 1:38 PM
To: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Good Afternoon Wiktoria,

Please see attached email. Can you firstly please advise if we are including Condition 29 as time is running out to assess this. I sent you the attached email last week, but haven't had your response.

The only consultation response that I have received so far is from Highway Services who have confirmed that they have no comments on Condition 31

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

Please note that Thursdays are a non-working day for me as long as this note remains on my emails.

Notice of upcoming leave –
19 and 23 February 2023

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Sent: Monday, February 26, 2024 9:50 AM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: CDN/24/0070 - Land off Oldham Street and Spear Street

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Good morning Emily,

Please could you advise whether you require any further information to discharge the conditions submitted under the above application? We note the determination deadline is 29th February so would be grateful if you could let us know as soon as possible.

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI
CONSULTANT

Direct Dial : 01625 442789
Mobile : 07895 363054
Email : WSypnicka@emeryplanning.com

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Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

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This footnote also confirms that this email message has been swept for the presence of computer viruses.
****

NEW BX Eco-Connect+ Convection Oven

Introducing MONO's **NEW** Eco-Connect+ Controller

MONO

Innovative equipment for traditional baking

MONO Equipment's **NEW** Eco-Connect+ convection ovens feature a **NEW** 7" TFT high-definition touch-screen controller which provides a wealth of **NEW** energy-saving features. MONO's **NEW** Eco-Connect+ controller builds on the success of our much-loved Eco-Touch controller but with a bigger, bolder, touch-screen controller which makes it even easier to use.

The **NEW** Eco-Connect+ controller includes a variable speed fan that provides complete control of the oven's fan speed which is an important requirement when baking delicate products, a solid state heating control system to accurately maintain the oven temperature throughout the bake time and the ability to connect to MONO's cloud based asset system - **MONO Connect** - which enables you to remotely monitor the ovens performance and also provides the facility to upload new programmes and recipes.



7" high-definition touch-screen

Features and Benefits

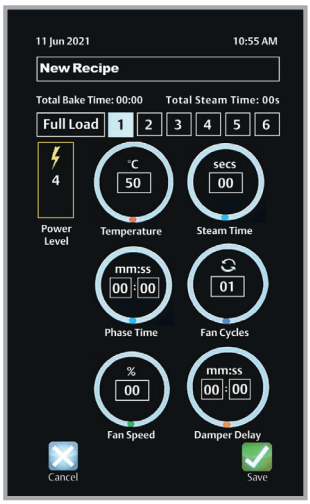
- **NEW** 7" TFT High-Definition touch-screen controller
- **NEW** Ability to connect to our cloud-based asset system - **MONO Connect** to remotely monitor ovens performance and upload New programmes
- **NEW** Variable Speed Oven Fan for baking delicate products
- **NEW** Solid State Heating Control System to accurately control the temperature during baking
- **NEW** screen colour option allows the user to switch between either a black or light grey background to suit their needs
- **NEW** Improved Speaker System provides 8w of quality sound for improved audible notifications
- Stores 240 bake programmes for quick product recall
- Available in 4/5-tray, 7-tray and 10-tray formats
- Suits a variety of tray sizes
- Pre-bake function brings the oven up to a higher temperature than the bake temperature which compensates for heat loss during loading
- Integrated bi-directional fan ensures an even bake each and every time
- Energy saving Sleep Mode returns the oven to its optimum standby temperature and reduces energy consumption
- Auto Shutdown facility prevents the oven being left on by mistake
- Integrated steam system for superb bake quality
- Internal oven light for clear visibility of the baking process
- Overlapped and sealed, foil-fronted solid slab insulation for superb heat retention
- Clear glass door to maximise the visibility of the baking product
- Twin-pane, vented glass reduces external door temperature
- Double catch door handles to safely release the hot steam
- Stainless steel construction for durability and cleanliness
- Stackable for convenience and future expandability
- Ovens available in portrait or landscape orientation
- Ovens available in left or right hand orientation
- 2-year warranty

Specifications and Dimensions

Specifications	4/5-Tray					7-Tray	10-Tray			
Tray Size	18" x 26"	18" x 30"	400mm x 600mm	600mm x 400mm	400mm x 800mm	400mm x 600mm	18" x 26"	18" x 30"	400mm x 600mm	400mm x 800mm
Distance between trays (mm)	93 (3½")	93 (3½")	93 (3½")	84 (3")	93 (3½")	70 (2¾")	100 (3¾")	100 (3¾")	100 (3¾")	100 (3¾")
Height (mm)	525 (20½")	525 (20½")	525 (20½")	570 (22")	525 (20½")	655 (25¾")	1,170 (46")	1,170 (46")	1,170 (46")	1,170 (46")
Width (mm)	840 (33")	840 (33")	780 (30¾")	1,000 (39¼")	780 (30¾")	780 (30¾")	840 (33")	840 (33")	780 (30")	780 (30")
Depth, door closed including handle (mm)	1,164 (45¾")	1,269 (50")	1,103 (43¼")	890 (35")	1,303 (51")	1,103 (43½")	1,209 (47½")	1,309 (51½")	1,109 (43½")	1,309 (51½")
Depth, door fully open (mm)	1,729 (68")	1,828 (72")	1,610 (63¼")	1,610 (63 ¼")	1,810 (71¼")	1,610 (63¼")	1,770 (69½")	1,770 (69½")	1,609 (63")	1,809 (71")
Weight (kg)	145 (319lbs)	165 (364lbs)	115 (253lbs)	110 (242lbs)	160 (352lbs)	125 (275lbs)	192 (423lbs)	290 (639lbs)	250 (551lbs)	262 (577lbs)
Electrics										
Power supply	Single Phase, 40amps, 50Hz or 3 Phase, 15amps per phase, 7.5kW	Single Phase, 40amps, 50Hz or 3 Phase, 15amps per phase, 8.5kW	Single Phase, 40amps, 50Hz or 3 Phase, 15amps per phase, 7.5kW	Single Phase, 40amps, 50Hz or 3 Phase, 15amps per phase, 7.5kW	Single Phase, 40amps, 50Hz or 3 Phase, 15amps per phase, 7.5kW	Single Phase, 45 amps, 50Hz or 3 Phase, 14amps per phase, 7.5kW	3 Phase, 15amps per phase, 17kW	3 Phase, 15amps per phase, 17kW	3 phase, 15amps per phase, 15kW	3 Phase, 15amps per phase, 17kW
Noise level	Less than 85db									



NEW 7" High-Definition Touch-Screen Controller.



Variable Fan speed - provides complete control of the fan speed - perfect for baking delicate products.



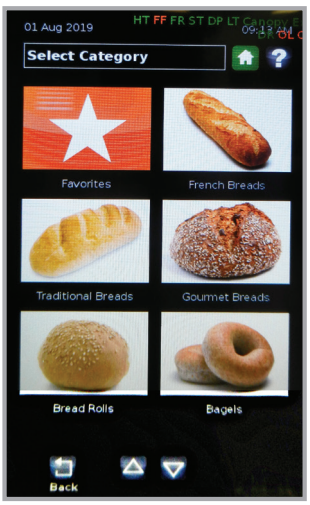
Solid state heating control - Accurately controls the oven temperature throughout the bake time.



When the oven is at the correct temperature the ready screen will show.



Can store up to 250 programmes.

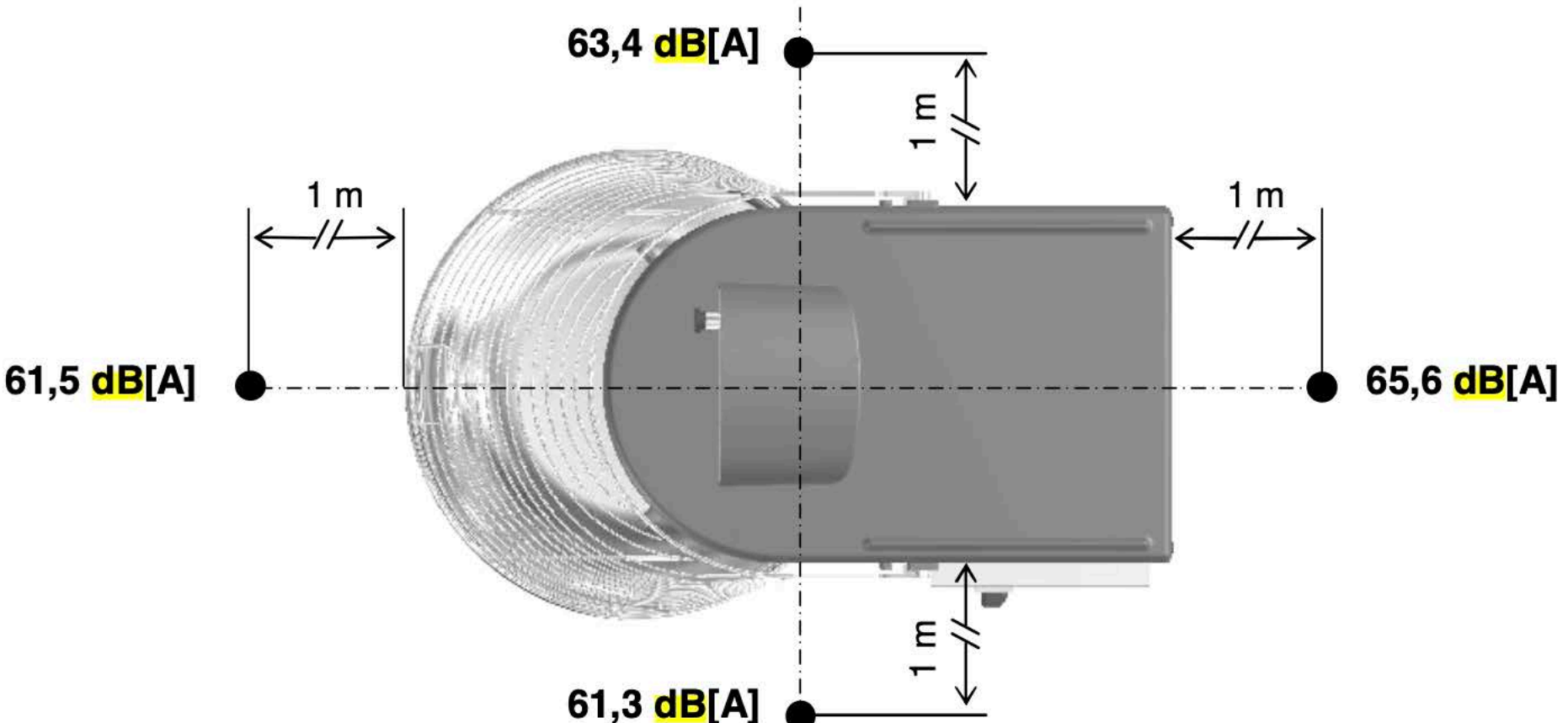


Option to have pictorial or numerical programme screens.

5.2.6 MACHINE NOISE INFORMATION

Measurements, carried out by means of Class 1 noise meter integrator in more points around the operating empty machine at max. speed, by means of a microphone put at 1.6 m from the ground and at 1000 mm distance from the same, in presence of a background noise characterized by LAeq= 39,5 dB[A], have highlighted that the same emits a LAeq (acoustic pressure level of assessed emission A) appreciably lower than 70 dB[A] (see Picture 27).

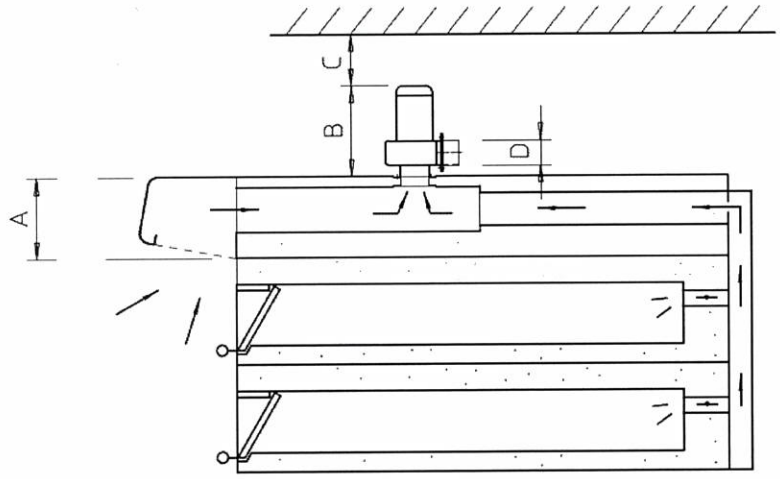
The max. error of the measurements is to assess in the order of 2 dB[A].



Picture 27 – Machine Noisy Emission Measurement Points

CARATTERISTICHE CAPPA E BASAMENTO PER STRATOS – 207
FEATURES HOOD AND BASE FOR STRATOS - 207

CAPPA CON ASPIRATORE / *HOOD WITH FAN*

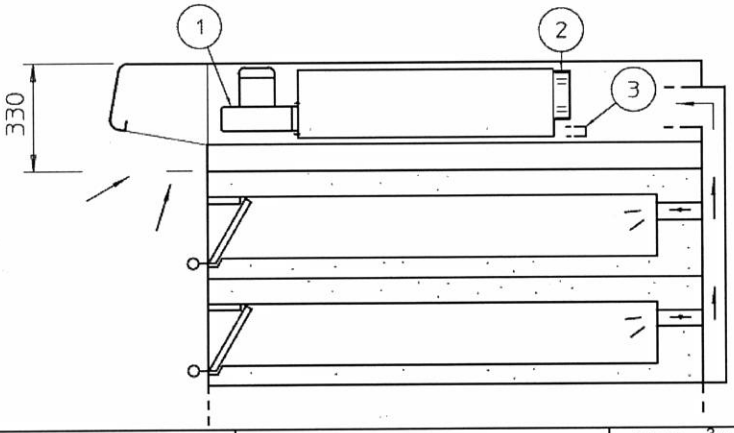


	A(mm)	B(mm)	C(mm)	D(mm)	m³	mm H_2O	V/~/Hz	kW
2-3-4ST	180	280	100	Ø 80	200	21	230/1~/50	0,11
6ST	250	330	130	Ø 250	470	12	400/3~N/50	0,25

PERMETTE UNO SCARICO VAPORI UNICO PER CAPPA E CAMERE DI COTTURA

YOU CAN HAVE A SINGLE STEAM EXHAUST FOR HOOD AND DECKS

CAPPA CONDENSATORE VAPORI AD ARIA / *HOOD WITH AIR CONDENSER*



1	*Ventilatore*	*Fan*	*950m³/h – 14mm H_2O*
2	*Scarico aria secca*	*Dry air exhaust*	*Ø150mm*
3	*Scarico condensa*	*Condense exhaust*	*Ø20mm*

DESCRIZIONE

- L'APPARECCHIO HA LO SCOPO DI FAR CONDENSARE I VAPORI PRODOTTI DURANTE LA COTTURA PROVENIENTI DAL FORNO EVITANDO IN TAL MODO L'OBBLIGO DI COLLEGAMENTO CON CAMINI ESTERNI
- BASSISSIMO CONSUMO ENERGETICO, NON FA USO DI GRUPPO REFRIGERANTE E NON RICHIEDE L'ALLACCIAMENTO ALLA RETE IDRICA
- COMPLETAMENTE INTEGRATO IN CAPPA(E' IN SOSTITUZIONE DELLA CAPPA CON ASPIRATORE)
- E' COMPOSTA DA UN INVOLUCRO IN LAMIERA INOX CONTENETNE UNO SCAMBIATORE ED UN VENTILATORE A 4 VELOCITA' CONTROLLATE IN AUTOMATICO
- LA CONDENSA DEI VAPORI DEVE ESSERE CONVOGLIATA IN UN POZZETTO DI SCARICO A PELO LIBERO
- E' CONSIGLIABILE CONVOGLIARE L'ARIA SECCA ALL'ESTERNO DEL LOCALE
- KIT FILTRI CARBONI ATTIVI PER ABBATTIMENTO ODORI (OPTIONAL)

DESCRIPTION

- *THIS DEVICES CONDENSES THE STEAM PRODUCED DURING BAKING, AVOIDING THE NEED OF CHIMNEYS CONNECTIONS.*
- *VERY LOW POWER CONSUMPTION, IT DOES NOT USE A REFRIGERATING UNIT AND DOES NOT REQUIRE CONNECTION WITH WATER LINE*
- *FULLY INTEGRATED IN THE HOOD (IT REPLACES THE EXHAUST HOOD)*
- *IT IS MADE BY A STEEL PLATE CASING CONTAINING AN EXCHANGER AND A 4 SPEED FAN, WITH AUTOMATIC SPEED CONTROL*
- *STEAM CONDENSATION MUST BE CONVEYED IINTO A FREE SURFACE DRAIN WELL.*
- *WE RECOMMEND TO CONVEY DRY AIR OUTSIDE THE ROOM*
- *KIT ACTIVATED CARBON FILTERS(OPTIONAL)*

EP5

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Kempton Homes
C/o Agent

Agent (if used)

Mrs Caroline Payne
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS

Part 1 – Particulars of the application/development

Proposal: Part discharge of conditions 8 (Noise -Plant), 9 (Fumes), 11 (Opening Hours), 29 (Signage Strategy) and 31 (Waste -Commercial) attached to application ref no 126531/JO/2020 for Unit 2 of Block B.

Location: Land Off Oldham Street And Spear Street, Manchester, M4 1LF

Date of application: 13 December 2023

Application number: CDN/23/0842

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 8 (Noise-Plant)
Condition 8 is hereby part discharged to allow the occupation of Unit 2 of Block B of the development on the basis of the information within the letter from Emery Planning dated 11 December 2023. Condition cannot be fully discharged until the requirement of all occupiers of the commercial space is known and approved by the City Council as local planning authority.

Condition 9 (Fumes)
Condition 9 is hereby part discharged to allow the occupation of Unit 2 of Block B of the development on the basis that there is no commercial kitchen within the unit. Condition 9 cannot be fully discharged until the requirement of all occupiers of the commercial space is known and approved by the City Council as local planning authority.

Condition 11 (Hours of Operation)
The approved opening hours for Unit 2, Block B are as follows:

07:00 to 22:00 Monday to Friday
08:00 to 20:00 Saturday and Sunday

Condition 11 is hereby part discharged for Unit 2, Block B. It will not be fully discharged until as opening hours for all commercial units have been submitted to and approved in writing by the City Council as local planning authority.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition 29 (Signage Strategy)
Condition 29 is not discharged as the submitted information does not constitute a signage strategy.

Condition 31 - (Waste)
Condition 31 is not discharged because the information submitted did not include details of the recyclable waste stream, including volume and collection frequency.

Date: 13 February 2024

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

emery PLANNING

1-4 South Park Court, Hobson Street
Macclesfield, Cheshire, SK11 8BS
+44 (0) 1625 433 881

Regus House, Herons Way,
Chester Business Park, CH4 9QP
+44 (0) 1244 732 447

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

11 December 2023
EP ref: 23-384

Dear Sir or Madam

Re: Planning Portal reference: PP-12409644 - Federation Gyms, Block B, The Quarters, Spear Street, Manchester

Please find enclosed an application to discharge conditions 8, 9, 11, 29 and 31 attached to planning permission 131730/JO/2021 for "*variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020*" at the above site.

Condition 8 (Noise) states:

> "Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment.
>
> Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented."

The details remain the same as those discharged under application ref. CDN22-22-0315 and we can confirm that no ancillary equipment will be mounted externally, therefore the condition is satisfied and no verification report is required.

For completeness, please find enclosed the Acoustic Report prepared by Hann Tucker Associates and approved under application CDN/18/0389 on 25 July 2019 in relation to condition 7. The report outlines plant noise emission limits and mitigation measures should any ancillary equipment be externally mounted in the future.

Condition 9 (Scheme for extraction of fumes, vapours and odours) states:

> "Prior to the occupation of each individual commercial unit a scheme for the extraction of any fumes, vapours and odours from the commercial premises hereby approved (B1, A1 and A3) shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. 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 eaves level and/or any openable windows/ventilation intake."

Details of the proposed ventilation system are outlined on the enclosed plan ref. V6107/M01.

Condition 11 (Opening hours) states:

> "The opening hours of the approved B1, A1 and A3 uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours."

It is proposed for the gym to operate during the following hours:

- Monday to Friday: 7am – 10pm
- Saturday to Sunday: 8am – 8pm

Condition 29 (Signage strategy) states:

> "A signage strategy for the commercial units shall be submitted to and agreed in writing by the City Council as local planning authority prior to first occupation of the development. The signage should be minimised and suitably formed and located. The signage shall then be implemented only in accordance with the approved strategy."

The proposed signage will comprise an externally mounted warm white LED acrylic light box (40cm x 18cm x 18cm) which will be turned on during operating hours and nailed to the wall using a mounting frame. The height from the ground will be approximately 2.5m and it would project around 40cm from the external wall. The following are submitted to discharge the condition:

- Approved elevations (OSM-FEA-BB-XX-SE-A-3701 Rev P3)
- Proposed signage elevations and sections (OSM-FEA-BB-ZZ-PL-A-3700 Rev P1)
- Image of the sign box example

Condition 31 (Refuse strategy) states:

> "Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses has been submitted to and approved in writing by the City Council as local planning authority. 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."

The proposed bin store details are enclosed on plan ref. V6107/M01. We can also confirm that the waste will be collected as follows:

- Service 1 – One 660 Litre General Waste Unit disposed fortnightly
- Service 2 – Three Sanitary Disposal Units disposed weekly

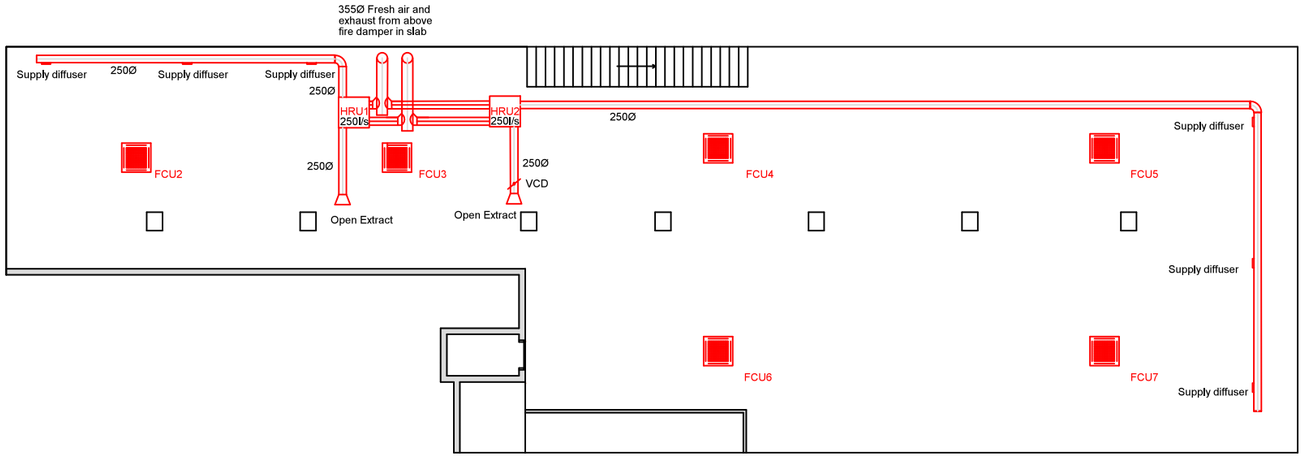
It is considered that the submitted information is sufficient to discharge conditions 8, 9, 11, 29 and 31 of planning permission 131730/JO/2021, however should you have any queries or require anything further then please do not hesitate to contact me or Wiktoria Sypnicka at this office.

Yours sincerely
Emery Planning

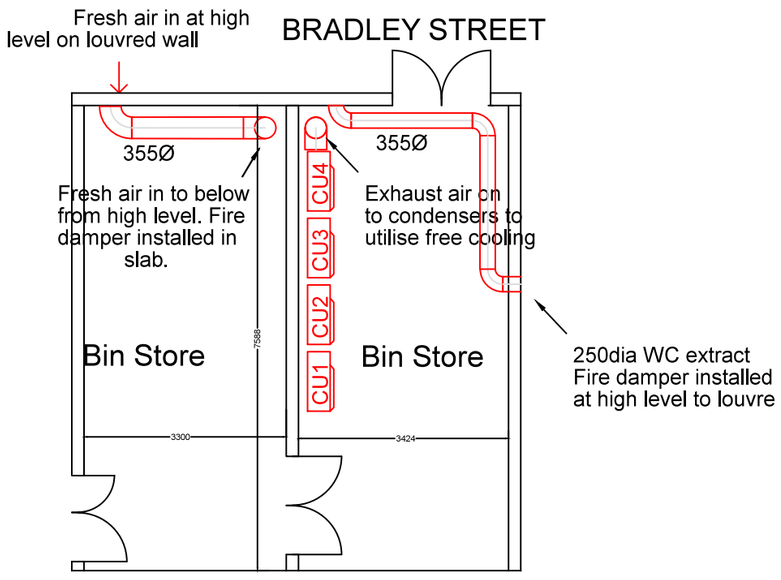
Caroline Payne

Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director

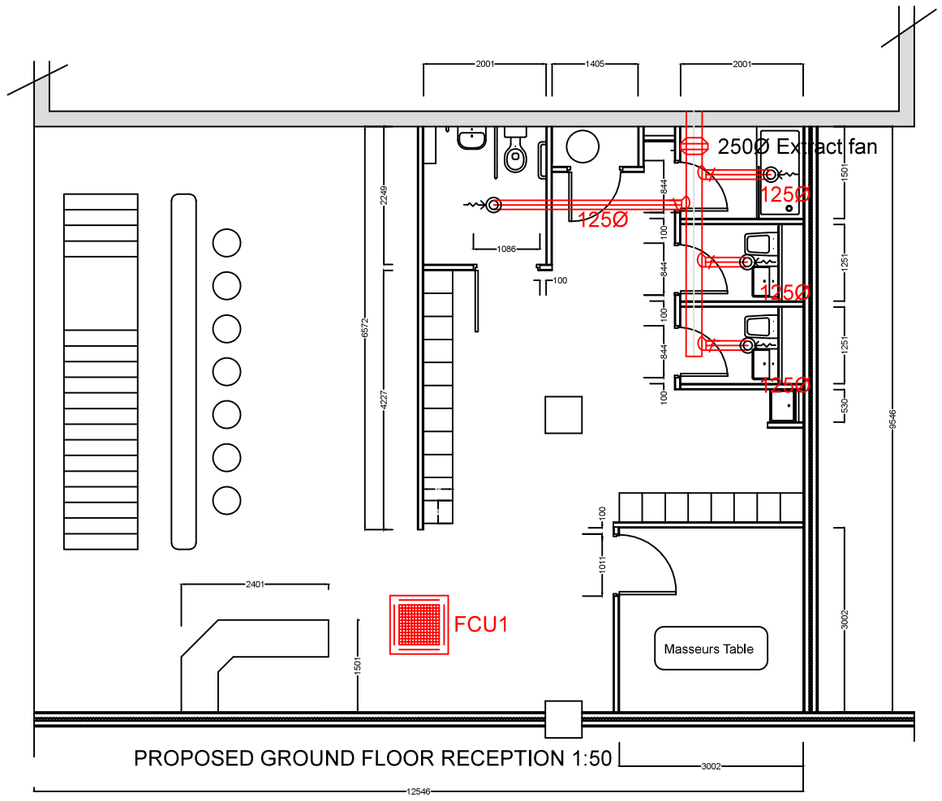
01625 442 798
carolinepayne@emeryplanning.com



PROPOSED BASEMENT FLOOR - SCALE 1:100



PROPOSED BIN STORE AREA - SCALE 1:50



PROPOSED GROUND FLOOR RECEPTION 1:50

Property Precision Services Ltd
20 Plumley Road
Handforth
Wilmslow
SK9 3RR

STATUS	AS INSTALLED
CLIENT	PH PROJECTS
CONTRACT	VENTILATION FEDERATION GYM SPEAR STREET, MANCHESTER
TITLE	VENTILATION AND AIR CONDITIONING LAYOUT GROUND AND BASEMENT FLOOR
DRAWN BY	NB
SCALE	SEE DRAWING @ A1
DATE	23-10-23
APPROVED	-
DRG. No.	V6107/M01
REV.	-

76 – 82 Oldham Street
Manchester

Acoustic Report
(Planning Conditions 8&9)

24535/AR1

11 June 2018

For:
Kempton Homes Ltd
Spring Court
Spring Road
Hale
Altrincham
Cheshire
WA14 2UQ



Hann Tucker Associates
Consultants in Acoustics Noise & Vibration

Head Office: Duke House, 1-2 Duke Street, Woking, Surrey, GU21 5BA (t) +44 (0) 1483 770 595
Manchester Office: First Floor, 346 Deansgate, Manchester, M3 4LY (t) +44 (0) 161 832 7041
(w) hanntucker.co.uk (e) enquiries@hanntucker.co.uk

Hann Tucker Associates

Noise Impact Assessment Report
24535/AR1

Document Control

Issue	Date	Comment	Prepared by	Authorised by
0	11/06/2018	-		
			Joseph Sinker Consulting Engineer BEng(Hons), MSc(Res), AMIOA	Andrew Jameson Director BSc(Hons), MIOA, MIET

This report has been prepared by Hann Tucker Associates Limited (HTA) with all reasonable skill, care and diligence in accordance with generally accepted acoustic consultancy principles and the purposes and terms agreed between HTA and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by HTA unless expressly stated otherwise. This document contains confidential and commercially sensitive information and shall not be disclosed to third parties. Any third party relies upon this document at their own risk.

Hann Tucker Associates

Noise Impact Assessment Report
25435/AR1

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Attachments

Appendix A – Acoustic Terminology

Appendix B – Time History Graphs 24535/TH1-2

Appendix C – 3D Noise Maps

This report has been prepared by Hann Tucker Associates Limited (HTA) with all reasonable skill, care and diligence in accordance with generally accepted acoustic consultancy principles and the purposes and terms agreed between HTA and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by HTA unless expressly stated otherwise. This document contains confidential and commercially sensitive information and shall not be disclosed to third parties. Any third party relies upon this document at their own risk.

1.0 Introduction

It is proposed to develop the currently vacant plots at 76-82 Oldham Street in Manchester. The proposed development will comprise 2No. residential blocks with ground floor commercial units.

Planning permission has been granted with conditions, Hann Tucker Associates have therefore been commissioned to undertake an environmental noise survey and assess any potential impact on the proposed residential properties from environmental noise sources, and the potential impact to nearby noise sensitive receptors from proposed items of external fixed building services plant, in order to discharge Conditions 8 and 9 respectively.

Our survey results and assessment findings are presented herein.

2.0 Objectives

To establish, by means of manned environmental noise monitoring, the existing A-weighted (dBA) L_{90}, L_{eq} and L_{max} environmental noise levels at selected accessible positions around the site.

To undertake detailed acoustic analysis of environmental noise intrusion into the building through the external building fabric.

To subsequently prepare sound reduction performance specifications for the external building fabric in order to achieve the specified internal acoustic design criteria.

To also assess the potential noise impact the development itself will have on the locality, covering noise emissions from fixed plant and equipment.

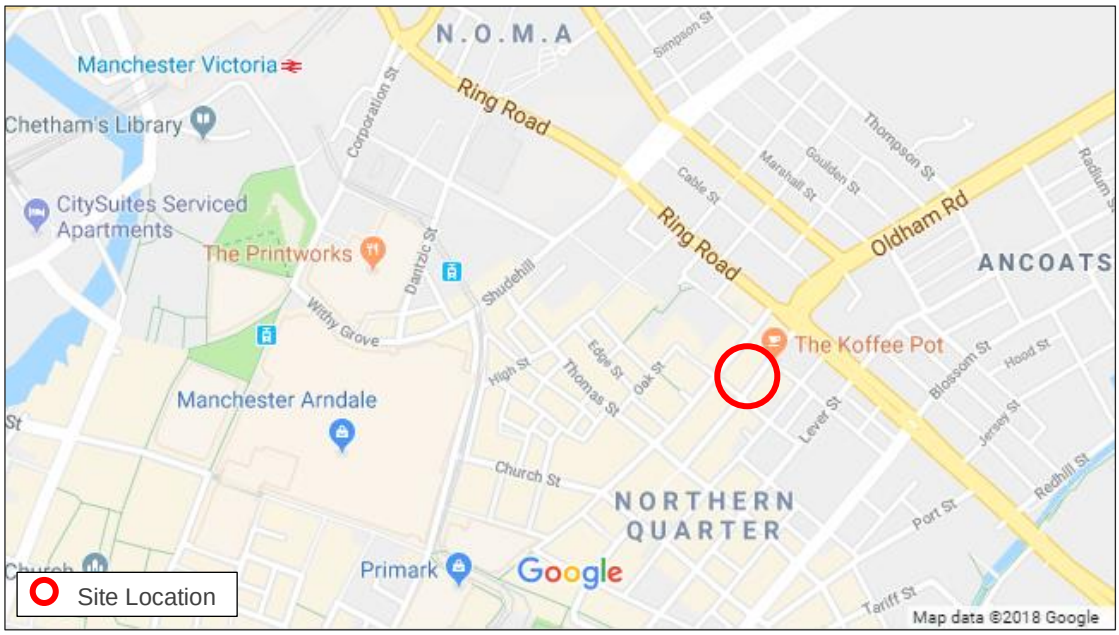
3.0 Acoustic Terminology

Please refer to Appendix A for an explanation of acoustic terminology used herein.

4.0 Site Description

3.1 Location

The site is located Oldham Street in Manchester and falls under the jurisdiction of Manchester City Council. See site location plan below.



Site Location (maps.google.co.uk)

3.2 Description

The site is positioned between Oldham Street, Warwick Street, Bradley Street, and Houldsworth Street with Spear Street separating the 2No. separate areas. The site currently comprises open land. The surrounding properties comprise mostly 2No. storey buildings with commercial on ground floor and upper floor residential and commercial properties. See site plan below.



Site Plan (maps.google.co.uk)

5.0 Planning Conditions

We understand that Manchester City Council have imposed the following planning conditions:-

"8) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Oldham Street and Spear Street; shall be submitted to and approved in writing by the City Council as local planning authority.

9) Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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 equipment."

6.0 Acoustic Standards & Guidelines

6.1 Noise Policy Statement for England

The Government's Noise Policy Statement for England (NPSE, March 2010) sets out the long term vision for Government noise policy, which is to "*Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development*".

The NPSE includes three primary aims to be achieved through effective management of environmental, neighbour and neighbourhood noise; (1) avoid "significant adverse" impacts on health and quality of life, (2) mitigate and minimise "adverse" impacts on health and quality of life, and (3) where possible, contribute to the improvement of health and quality of life.

6.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF, March 2012) sets out the Government's planning policies for England and how these are expected to be applied.

It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Prior to the NPPF, Planning Policy Guidelines (PPG) 24: 1994 'Planning & Noise' was the general guidance document for assessing the suitability of a site for residential use.

6.3 Planning Practice Guidance

The Department for Communities and Local Government's Planning Practice Guidance (PPG) website was launched in 2014 and provides guidance on 'Noise' for new developments in line with NPPF policies.

Notably, the website provides a table to help recognise when noise could be a concern relevant to the NOEL, LOAEL and SOAEL effect levels described in NPSE, as below:-

- Significant observed adverse effect level: This is the level of noise exposure above which significant adverse effects on health and quality of life occur.
- Lowest observed adverse effect level: this is the level of noise exposure above which adverse effects on health and quality of life can be detected.
- No observed effect level: this is the level of noise exposure below which no effect at all on health or quality of life can be detected.

There are no numeric values to reference in this guide; everything is descriptive and so cannot inform an objective assessment of noise.

6.4 ProPG: Planning & Noise

ProPG: Planning & Noise 'Professional Practice Guidance on Planning & Noise' was issued in May 2017 with the primary goal of assisting the delivery of sustainable residential development by promoting good health and well-being through the effective management of noise. It seeks to do that through encouraging a good acoustic design process in and around proposed new residential development having regard to national policy on planning and noise.

It is applicable to noise from existing transport sources (noting that good professional practice should have regard to any reasonably foreseeable changes in existing and/or new sources of noise). The recommended approach is also considered suitable where some industrial or commercial noise contributes to the acoustic environment provided that is "not dominant".

ProPG advocates a systematic, proportionate, risk based, 2-stage, approach. The approach encourages early consideration of noise issues, facilitates straightforward accelerated decision making for lower risk sites, and assists proper consideration of noise issues where the acoustic environment is challenging.

The ProPG considers suitable guidance on internal noise levels found in BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' with the addition of an "ideal" $L_{Amax,f}$ requirement for bedrooms at night.

6.5 Local Planning Requirements

Manchester City Council requirements are outlined in Section 3.0 of Manchester City Council's Planning & Noise Technical Guidance document (December 2015).

Achieving Suitable Internal Noise Levels

Section 3.6.1.1 sets out the following noise levels to be achieved for residential developments:

- *Bedrooms (Night time - 23:00 to 07:00): 30dB L_{Aeq} and individual noise events should not normally exceed 45 dB (L_{Amax}).*
- *Living Rooms (Day time 07:00 to 23:00): 35 dB (L_{Aeq}).*
- *Gardens and terraces (daytime) 55 dB (L_{Aeq}).*

Section 5.3.1.3.1.2 of the Planning & Noise – Technical Guidance December 2015 document states the following with regards to maintaining internal ambient noise levels when it desired to keep windows closed but provide adequate ventilation:

"Occupants should be provided with a supply of fresh air in habitable rooms without having to open windows (whilst also having the option to do this for purge ventilation, or at the occupant's discretion.

Where ambient noise levels are high a scheme of ventilation will need to be provided that does not compromise the acoustic attenuation afforded by glazing. This may come in the form of individual window trickle vents or acoustic trickle vents."

Plant Noise

Section 3.6.1.5.1 outlines that the noise assessment for fixed plant should be based on BS 4142:2014 and the assessment must demonstrate that

"Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location."

6.6 BS 8233: 2014

British Standard 8233:2014 "Sound insulation and noise reduction for buildings" recommends design criteria for internal ambient noise levels for dwellings providing a reasonable or good level of protection from external noise. It states that it is desirable that internal ambient noise levels do not exceed the following guidelines:

Activity	Location	Desirable Internal Ambient Criteria	
		07:00 – 23:00	23:00 – 07:00
Resting	Living Rooms	35 dB $L_{Aeq,16hour}$	-
Dining	Dining Room/Area	40 dB $L_{Aeq,16hour}$	-
Sleeping (Daytime Resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

The document goes on to state that all of the above target levels may be relaxed by 5 dB and "reasonable" internal conditions would still be achieved.

For outdoor living spaces, a desirable upper guideline value of 55dB $L_{Aeq, T}$ is quoted.

6.7 BS 4142: 2014

BS 4142: 2014 describes methods for rating and assessing the effects of outdoor sound levels, of an industrial and/or a commercial nature, "*on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident*".

The impact of a specific sound is indicated by subtracting the existing background noise level from the rating level (i.e. noise level from the proposed items of plant/machinery/etc plus any acoustic feature corrections).

The standard states that:

- *"a difference of around +10dB or more is likely to be an indication of a significant adverse impact"*;
- *"a difference of around +5dB is of marginal significance is likely to be an indication of an adverse impact"*;
- *"where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact"*.

The noise from the new development is expressed in terms of a rating level and given as a $L_{Aeq, T}$ noise level. The existing background noise level is expressed in terms of a $L_{A90, T}$ noise level. T is the assessment time interval, which is 1-hour for operations during daytime hours (07:00 to 23:00 hr) and 15-minutes for operations during night-time hours (23:00 to 07:00 hr).

BS 4142:2014 states that if a noise source contains an 'acoustic feature', such as tonality, intermittency or impulsiveness, an appropriate penalty should be applied.

7.0 Baseline Noise Survey

7.1 Procedure

Fully automated environmental noise monitoring was undertaken from approximately 11:00 hours on Thursday 3 May to 11:00 hours on Friday 4 May 2018 in order to establish continuous noise readings over a 24 hour period. Measurements were taken continuously of the A-weighted (dBA) L_{90}, L_{eq} and L_{Fmax} sound pressure levels over 15 minute periods. Supplementary continuous automated measurements were made over shorter periods in order to verify night-time L_{Fmax} events.

Measurements were undertaken in accordance with BS 7445-1:2003 Description and Measurement of Environmental Noise.

7.2 Weather Conditions

Due to the nature of the survey, i.e. automated, it is not possible to comment accurately on the weather conditions throughout the survey period. However during the period we were on site, weather conditions were considered suitable for obtaining representative measurement results. Wind conditions were calm and the sky was generally clear.

7.3 Measurement Positions

The noise level measurements were undertaken at two (2No.) positions around the development site, as described/illustrated below.

Position	Description
1	At the southwest corner of the site, overlooking the corner of Oldham Street and Warwick Street. At an approximate height of 2.2m in free-field conditions.
2	At the northeast corner of the site, overlooking the corner of Spear Street and Houldsworth Street. At an approximate height of 2.2m in free-field conditions.

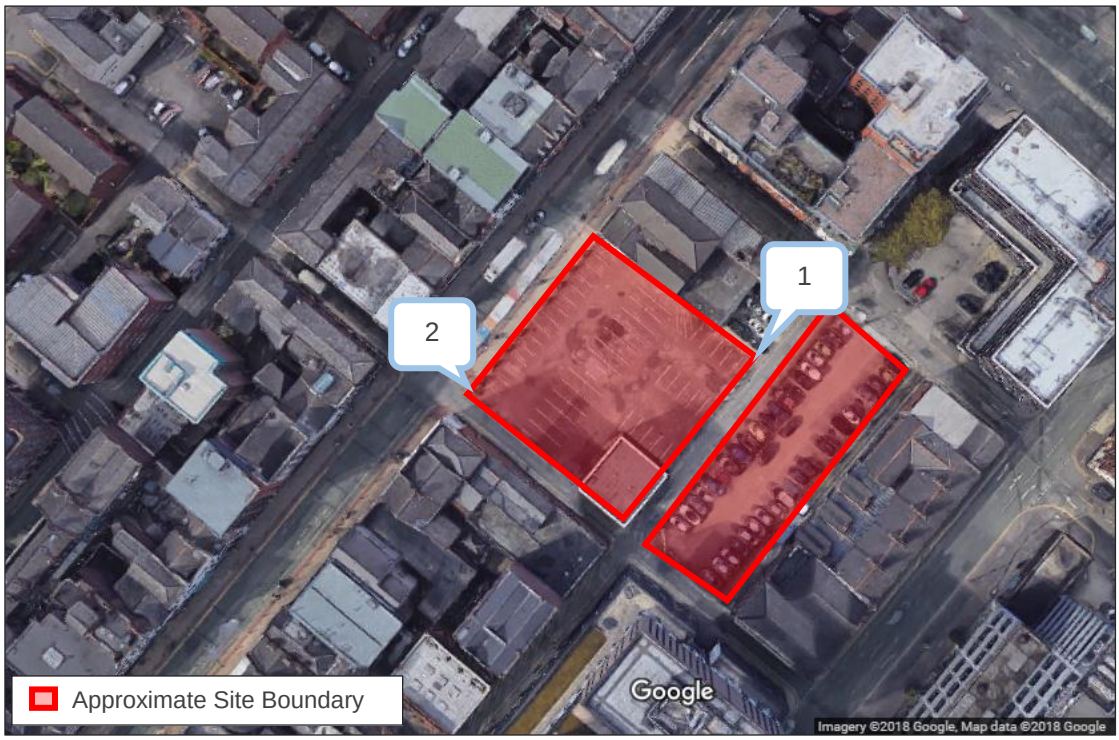


Image Showing Measurement Positions (maps.google.com)

7.4 Instrumentation

The instrumentation used during the survey is presented in the Table below.

Description	Manufacturer	Type	Serial Number	Calibration
Type 1 Sound Level Meter *(Position 1)*	Larson Davis	824	3533	30/08/2017
Type 1 Sound Level Meter *(Position 2)*	Larson Davis	824	3824	30/08/2017
Type 1 Calibrator	Larson Davis	CAL200	3083	13/04/2017

Each microphone was mounted on a pole with the microphone fitted with a windshield. All equipment was calibrated prior to and on completion of the survey. No significant deviations occurred (no more than 0.1 dB).

7.5 Results

The results of the automated survey have been plotted on Time History Graphs 24535/TH1 to 24535/TH2 enclosed. These graphs present the 15 minute A-weighted (dBA) L_{90}, L_{eq} and L_{max} levels at each position throughout the duration of the survey.

A summary of the results from the environmental noise survey are presented in the table below. These values represent the free-field incident noise levels that will inform our subsequent assessments.

Position	Daytime (07:00 – 23:00 hrs)		Night-time (23:00 – 07:00 hrs)		
	$L_{Aeq,16h}$	Typical Lowest $L_{A90,15min}$	$L_{Aeq,8h}$	Typical Lowest $L_{A90,15min}$	10th Highest $L_{Amax,15min}$*
1	58	48	53	41	74
2	64	52	60	43	80

* shortened measurement periods showed < 1dB change in 10th highest L_{Fmax} per interval

7.6 Discussion of Noise Climate

Due to the nature of the automated survey, i.e. unmanned, it is not possible to accurately describe the dominant noise sources, or specific noise events throughout the entire survey period. However at the beginning and end of the survey period the dominant noise source was noted to be road traffic noise from Oldham Street and the surrounding road network.

8.0 Noise Levels within Apartments (Condition 8)

8.1 Overview

This section aims to assess the impact of the prevailing noise sources on the residential development in order to determine the acoustic performance specifications for critical residential façade elements (namely glazing and ventilators).

Our calculations are based on BS 8233:2014 procedures and consider typical apartment bedroom/living room dimensions and window sizes.

We understand that background ventilation will be provided via whole-apartment MVHR with openable windows for purge ventilation conditions.

8.2 Incident Noise Levels

In order to accurately determine the spread of environmental noise levels across the site, we have constructed a computer-based 3-dimensional model of the development. The software produces a ‘noise map’ of the site using ISO 9613 sound dissipation principles (including distance loss, screening, ground absorption, etc.) and is calibrated based on the results of our baseline environmental noise survey. All buildings have a reflection loss of 0dB (i.e. fully reflective).

Appendix C comprises noise maps showing the predicted incident daytime (16-hr) and night-time (8-hr) L_{Aeq} external free-field environmental noise levels on all facades.

8.3 Achieving Internal Noise Levels

8.3.1 Overview

This section presents our minimum specifications for the external building fabric in order to suitably control incident environmental noise levels based on the above noise survey results.

8.3.2 Façade Performance Specifications

The following plan illustrates the different façade zones of the proposed development.



Plan Showing Façade Performance Zones – Level 01-02



Plan Showing Facade Performance Zones – Level 03



Plan Showing Façade Performance Zones - Level 04-05



Plan Showing Façade Performance Zones Level - 06-07

The complete façade specification for the above zones are presented in the following table.

Zone	Room Type	Min. Façade Sound Reduction Performance $R_w + C_{tr}$
Green	Living Room	**26 dB**
	Bedroom	**30 dB**
Orange	Living Room	**26 dB**
	Bedroom	**34 dB**
Red	Living Room	**31 dB**
	Bedroom	**37 dB**

The external wall and glazing/ventilator specifications for each zone are detailed in Sections 8.3.3 and 8.3.4 below.

8.3.3 External Walls

We understand the current external wall construction to comprise the following:-

- 20mm Brick Slip;
- 150mm (min.) cavity with 150mm Rockwool;
- 9mm Sheathing Board;
- 100mm (min.) SFS stud with 100mm Rockwool;
- 2 x 15mm dense plasterboard (min 12.5 kg/m^2 each).

We would expect the above construction to achieve circa 49 dB R_w+C_{tr}, and is therefore capable of meeting the above façade specification in all zones.

8.3.4 Glazing

Based on the complete façade specification in Section 8.3.2, the above estimated external wall sound reduction values and window and room dimensions provided by Wright Investments, the following table presents the minimum sound reduction performance specifications for glazing systems tested in accordance with BS EN ISO 10140-2:2010.

Zone	Room Type	Min. Glazing Sound Reduction Performance $R_w + C_{tr}$
Green	Living Room	**27 dB**
	Bedroom	**27 dB**
Orange	Living Room	**27 dB**
	Bedroom	**31 dB**
Red	Living Room	**31 dB**
	Bedroom	**35 dB**

It is essential that the prospective system suppliers can demonstrate compliance with the acoustic performance specification above rather than simply offering a generic glazing configuration. However, we would suggest that the following configuration could typically be expected to provide the required levels of noise insulation.

Required R_w+C_{tr}	Example Configuration
27 dB	6 / 16 / 6mm double glazing
31 dB	10 / 16 / 6mm double glazing
35 dB	10 / 16 / 6.4mm laminated double glazing

It is essential that the entire system is tested and that the quoted performance figures are met by the system as a whole (not just the glass).

For all areas, where structural glass or non-vision spandrel panels are proposed they should provide sound reduction performance at least equal to that required of the façade specification presented in Section 8.3.2 above in order to maintain the acoustic integrity of the building envelope.

8.3.5 Ventilation

The above presents a solution to satisfy the proposed internal ambient noise limits within apartments during normal ventilation conditions where windows are closed and background ventilation is provided via the whole-apartment MVHR.

During purge ventilation conditions (e.g. fume extract and summer-time cooling), windows will be openable and there is the potential for internal ambient noise levels to exceed the BS 8233 targets.

9.0 Assessment of Noise Levels in Outdoor Living Spaces

On this scheme, we understand outdoor living spaces will be apartment roof terraces. Small balconies are not generally considered as 'outdoor living' due to their size. In this regard, BS 8233 states:-

"Small balconies may be included for uses such as drying washing or growing pot plants, and noise limits should be necessary for these uses. However, the general guidance on noise in amenity space is still appropriate for larger balconies, roof gardens and terraces, which might be intended to be used for relaxation… Achieving levels of 55 dB $L_{Aeq,T}$ or less might not be possible at the outer edge of these areas, but should be achievable in some areas of the space."

Using the detailed 3D noise model described in Section 8.2 of this report we have predicted the $L_{Aeq,16hr}$ noise levels across a range of receivers within the proposed rooftop terrace areas.

The locations of the proposed terraces and modelled receivers are described in the plan and table below:-



Plan Showing Modelled Receptor Locations in Rooftop Terrace Areas

Terrace	Receiver Position	Predicted Daytime $L_{Aeq,16hr}$ at 1.5m Above Roof Level	BS 8233 "Ideal" Target $L_{Aeq,16hr}$	Compliance
A	1	63 dB	55 dB	✗
	2	56 dB	55 dB	✓
	3	51 dB	55 dB	✓
B	1	57 dB	55 dB	✓
	2	46 dB	55 dB	✓
	3	43 dB	55 dB	✓
C	1	57 dB	55 dB	✓
	2	54 dB	55 dB	✓
	3	49 dB	55 dB	✓
	4	57 dB	55 dB	✓

Our calculations indicate noise levels can be expected to achieve the desired 55 dB $L_{Aeq,16hr}$ across the majority of the outdoor living spaces.

10.0 Plant Noise (Condition 9)

10.1 Plant Noise Emission Limits

Based on the results of our noise survey and the requirements of the LPA, we propose the following incident plant noise emission limits to be achieved at 1m from all nearby noise sensitive windows in the vicinity of the east and west of the site respectively, including the residential windows of the proposed dwellings.

Period	Cumulative Plant Noise Emission Limit (BS 4142:2014 Rating Level)	
	East	West
Daytime / Evening (07:00-23:00)	43 dBA	47 dBA
Night-time (23:00-07:00)	36 dBA	38 dBA

Noise shall be assessed in accordance with BS 4142:2014 with corrections applied for any plant emitting noise of a tonal or irregular quality. Emergency plant items (e.g. standby generators, smoke extract equipment) should be subject to more relaxed criteria.

The above limits shall be subject to the final approval of Manchester City Council.

10.2 Plant Noise Mitigation Measures

Due to the nature of the development, the only significant plant items are likely to be those serving the commercial units (air extraction and air conditioning units).

Where Landlord plant is required, provisions shall be made for the selection of low noise equipment, silencers, enclosures, screens, and other acoustic attenuation measures where necessary. At this stage it is envisaged that the risk of excessive building services noise can be mitigated by design.

Hann Tucker Associated will review Landlord plant once selections have been finalised. It may be appropriate to ensure that Landlord plant selections are made to achieve 3 dB below the above limits in order to leave sufficient headroom for tenant plant.

Once Landlord plant has been reviewed, limits should be stipulated within the Agreement for Lease as to ensure that any items of tenant plant do not give rise to an exceedance of the above criteria.

11.0 Conclusions

A detailed environmental noise survey has been undertaken in order to establish the prevailing environmental noise climate at the development site.

The acoustic requirements of national/local policies, current industry guidelines and other relevant documentation have been reviewed and used to inform a detailed noise impact assessment of incident environmental noise affecting the development as well as potential noise output from the development in order to discharge Planning Conditions 8 and 9 respectively.

Specifications for the different façade zones, external walls, and glazing required in order to meet the internal noise criteria have been provided.

In lieu of specific plant selections plant noise emission limits have been proposed and consideration has been given to the need for accommodation of both landlord and tenant plant items.

Appendix A

The acoustic terms used in this report are defined as follows:

dB — Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. 30dB + 30dB = 33dB, not 60dB).

dBA — The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The $_A$ subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted

It should be noted that levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is just perceptible.

$L_{90,T}$ — L_{90} is the noise level exceeded for 90% of the period *T* (i.e. the quietest 10% of the measurement) and is often used to describe the background noise level.

$L_{eq,T}$ — $L_{eq,T}$ is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time period, *T*.

L_{max} — L_{max} is the maximum sound pressure level recorded over the period stated. L_{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L_{eq} noise level.

L_p — Sound Pressure Level (SPL) is the sound pressure relative to a standard reference pressure of 2×10^{-5} Pa. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).

L_w — Sound Power Level (SWL) is the total amount of sound energy inherent in a particular sound source, independent of its environment. It is a logarithmic measure of the sound power in comparison to a specified reference level (usually 10^{-12} W).

Appendix B

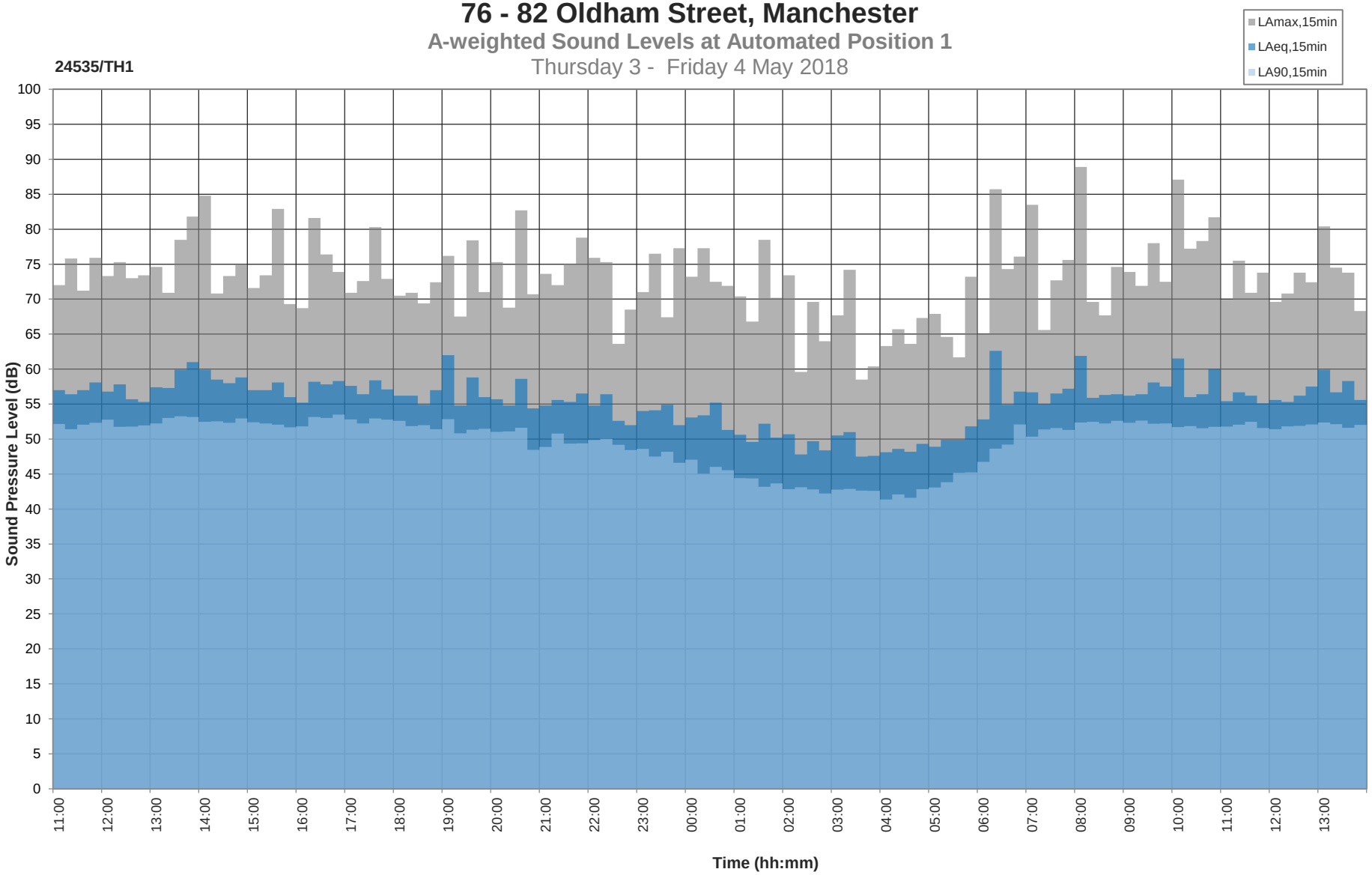
Time History Graphs 25405/TH1-2

76 - 82 Oldham Street, Manchester

A-weighted Sound Levels at Automated Position 1

Thursday 3 - Friday 4 May 2018

24535/TH1

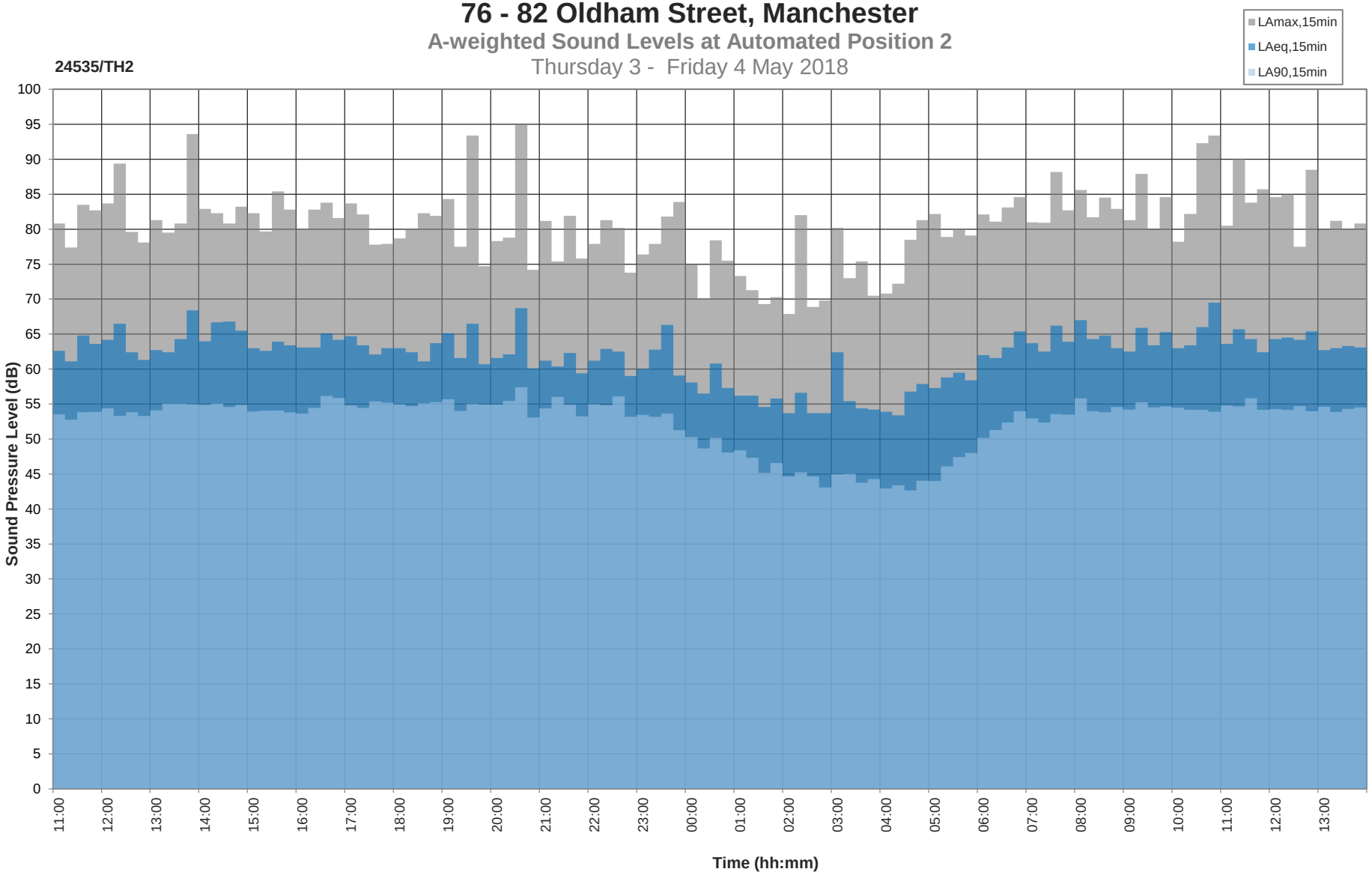


76 - 82 Oldham Street, Manchester

A-weighted Sound Levels at Automated Position 2

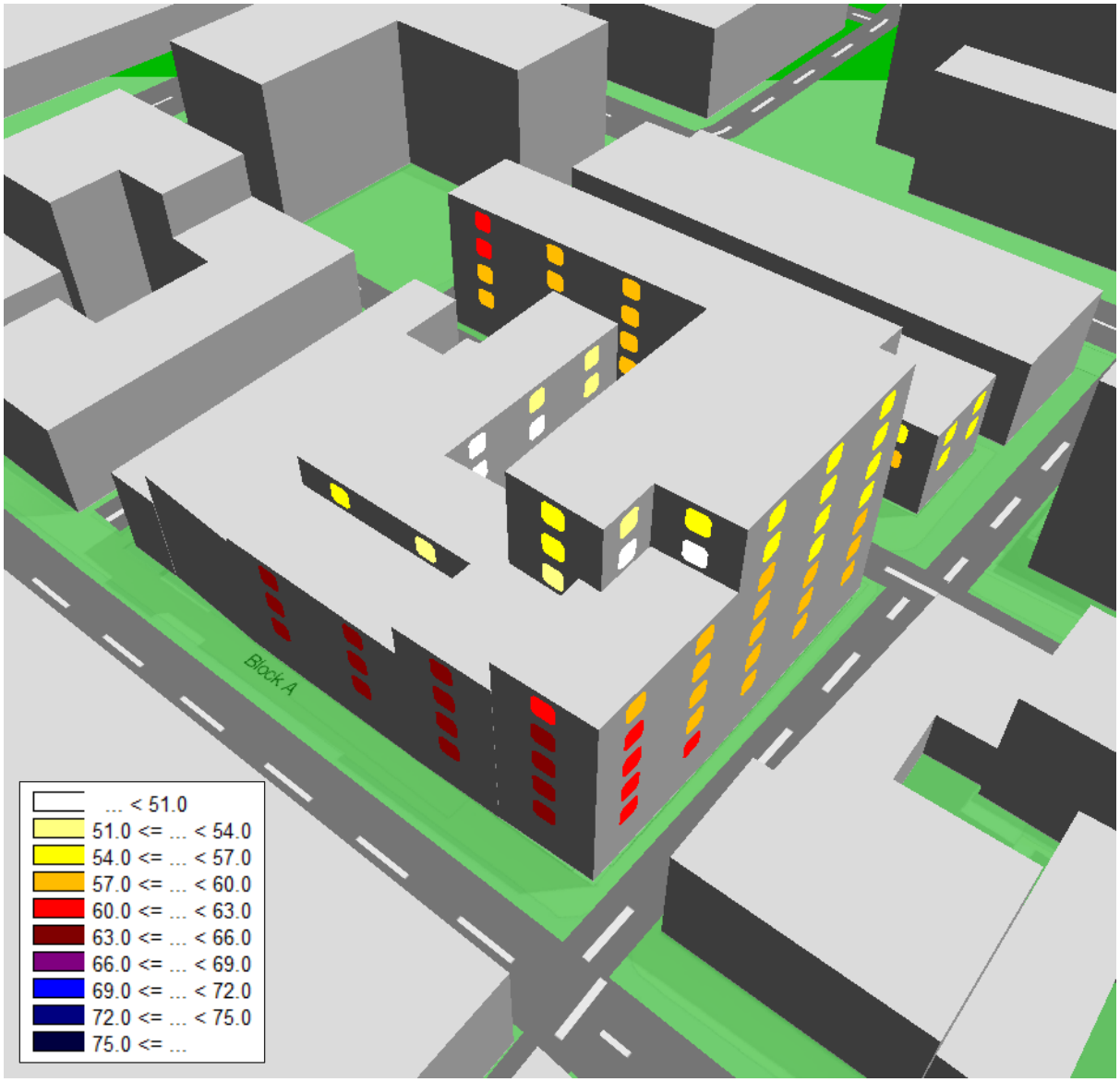
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24535/TH2

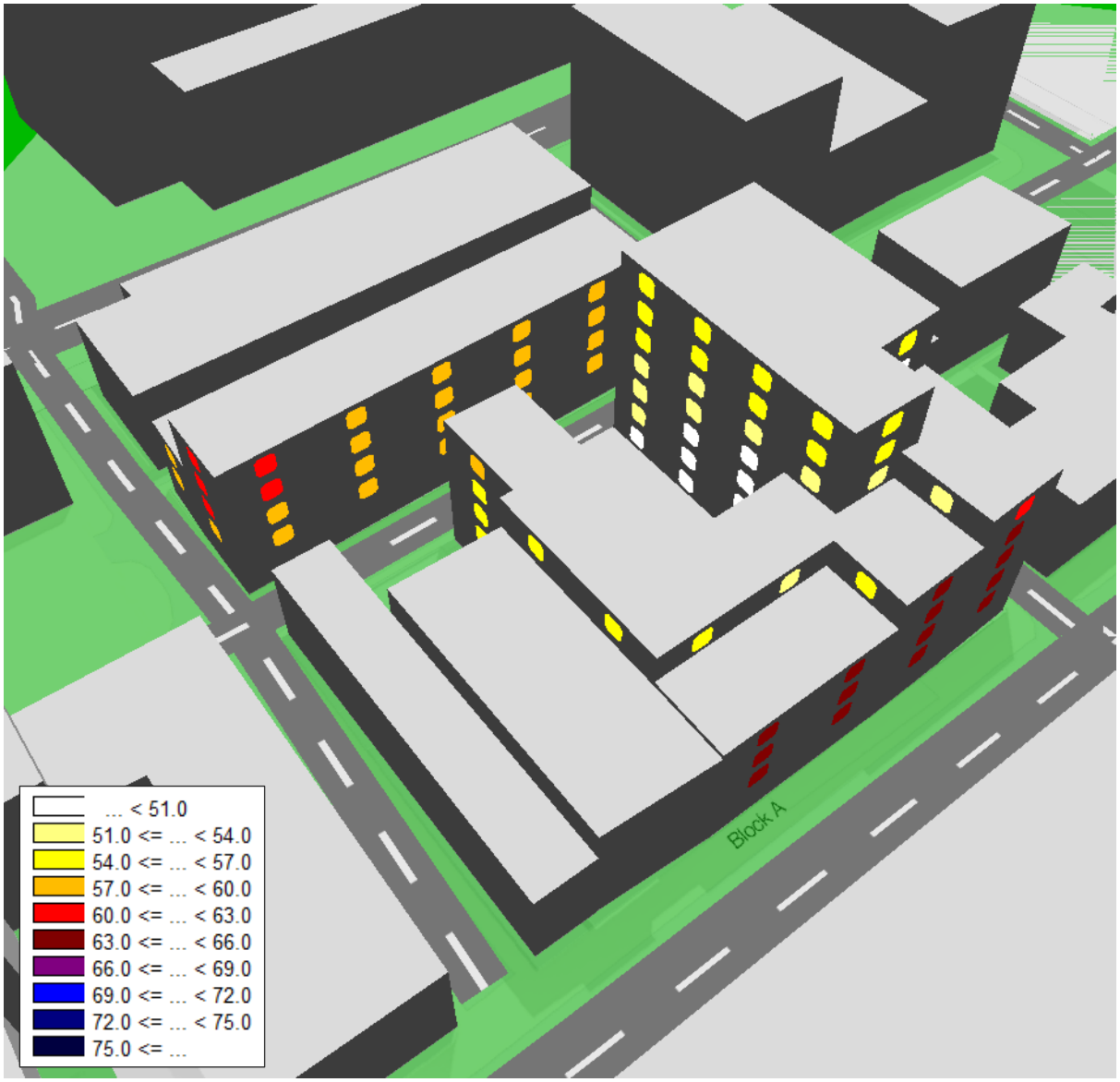


Appendix C

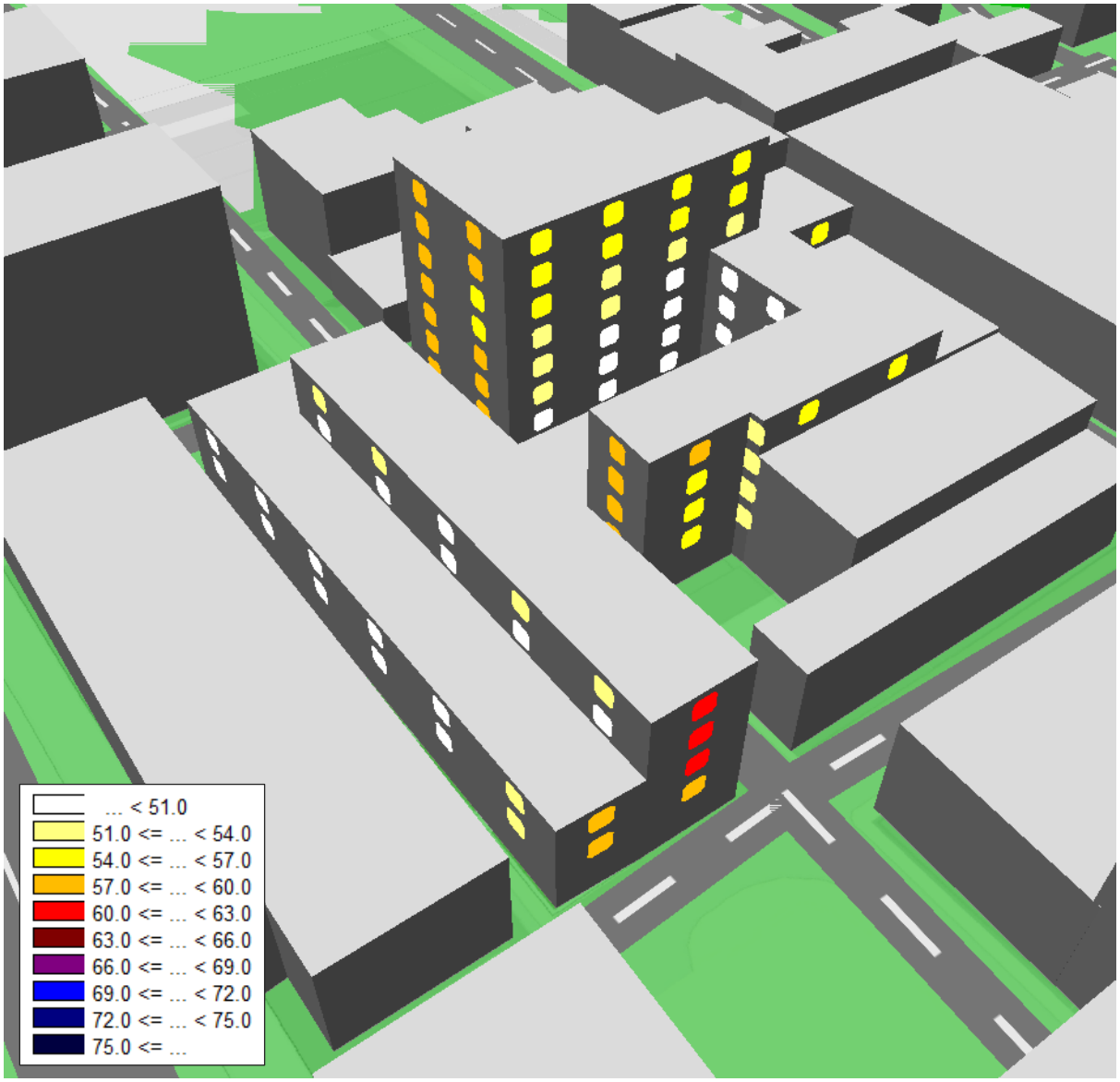
3D Noise Maps



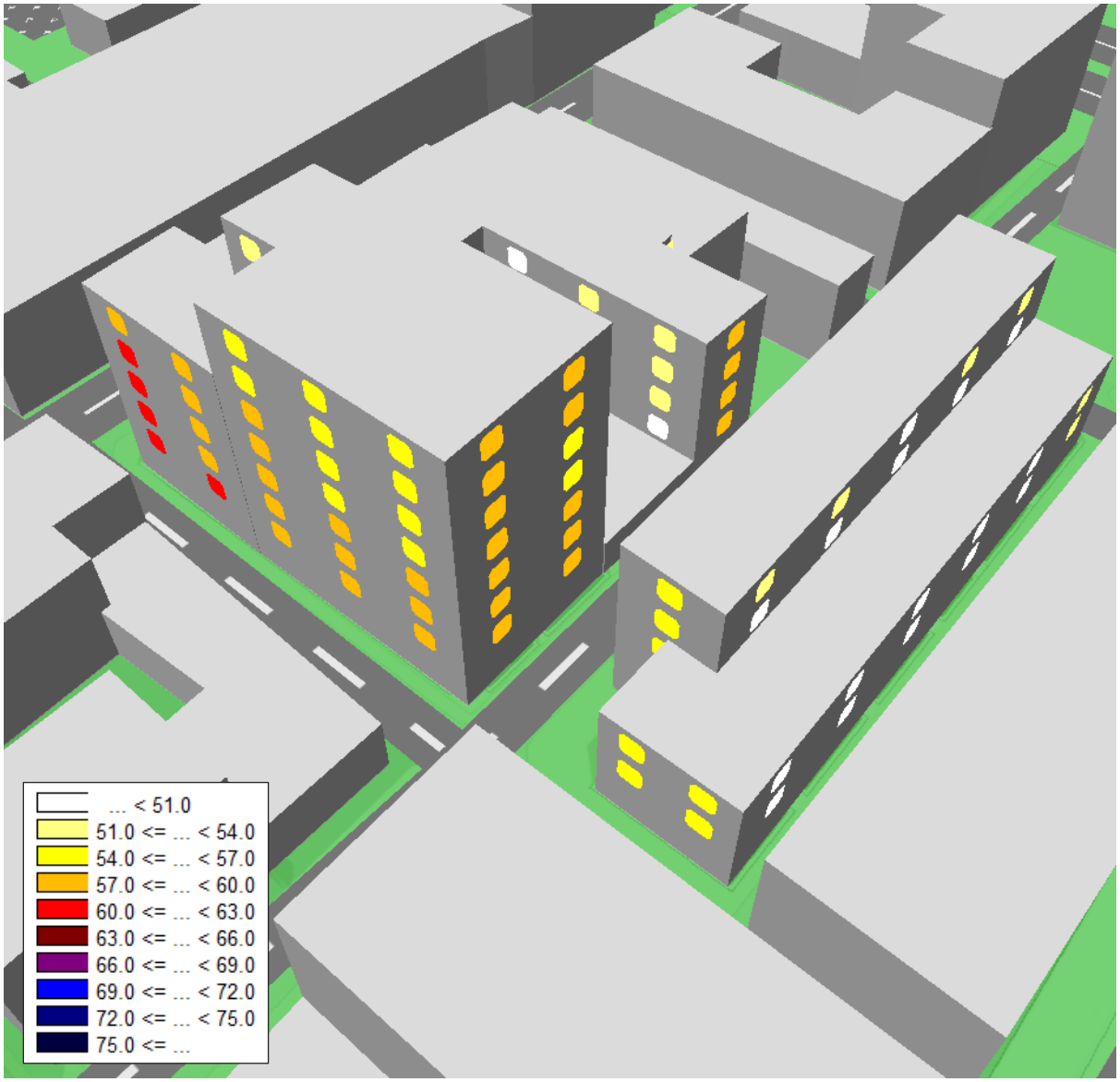
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from west)



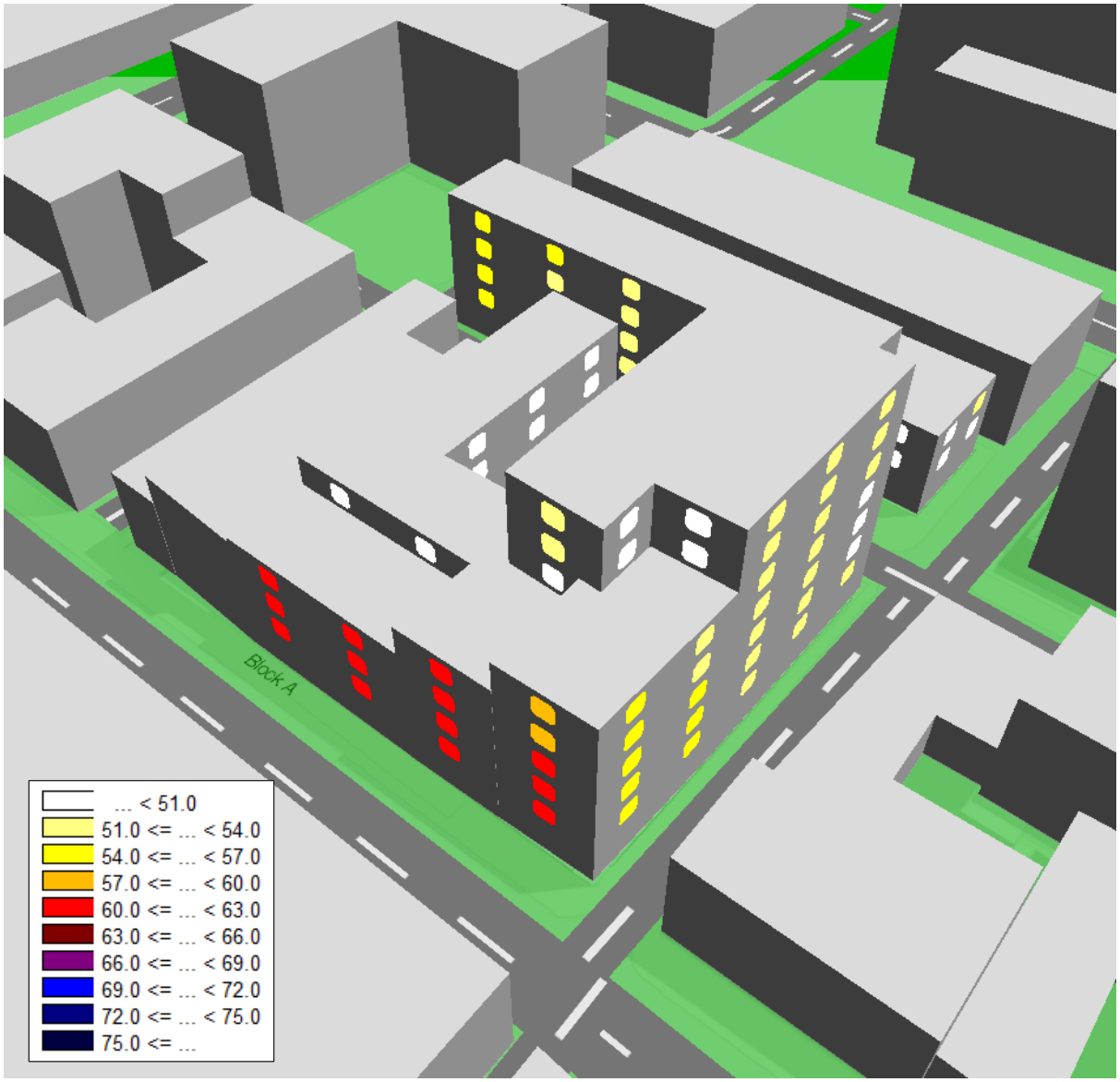
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from north)



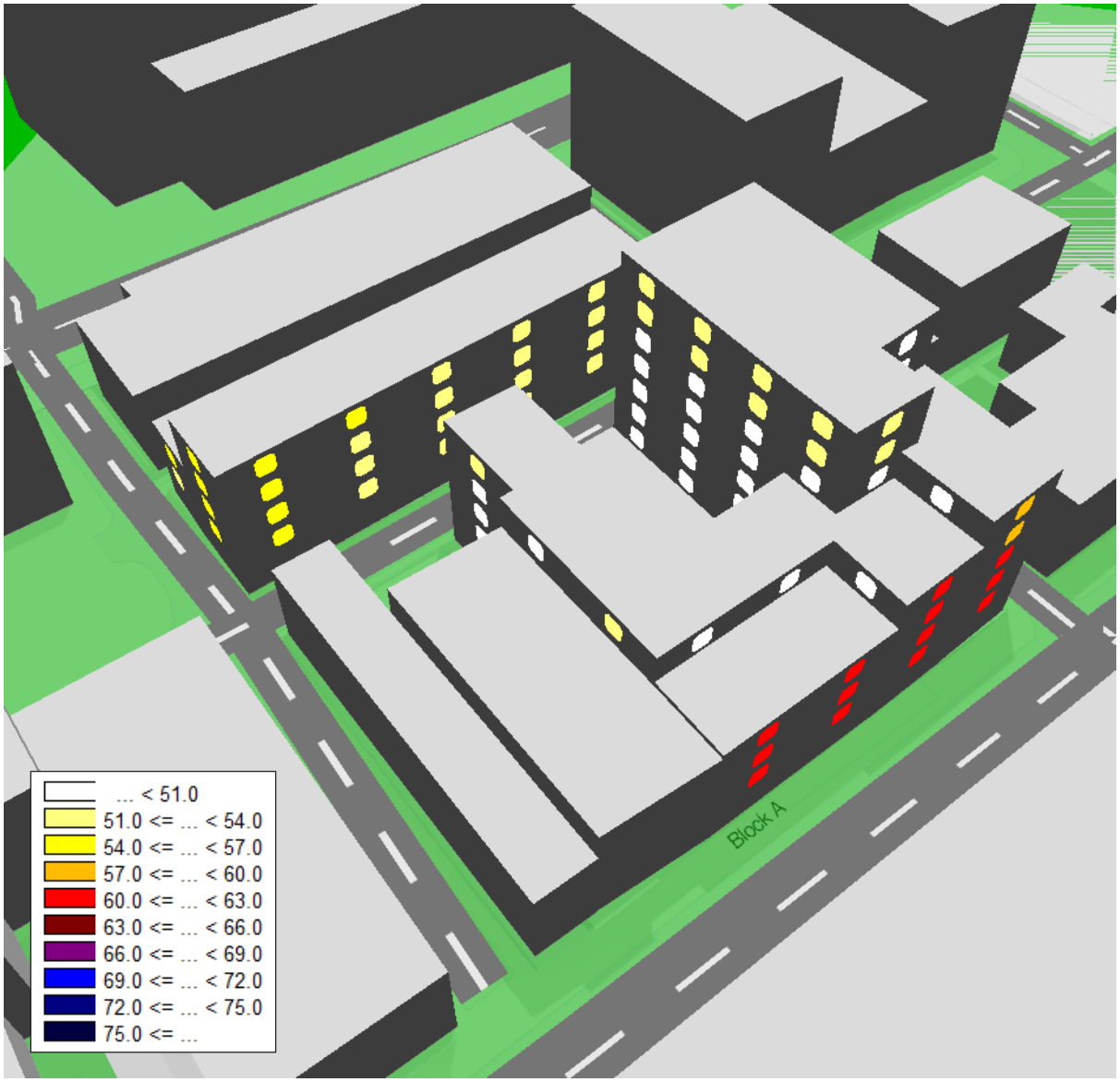
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from east)



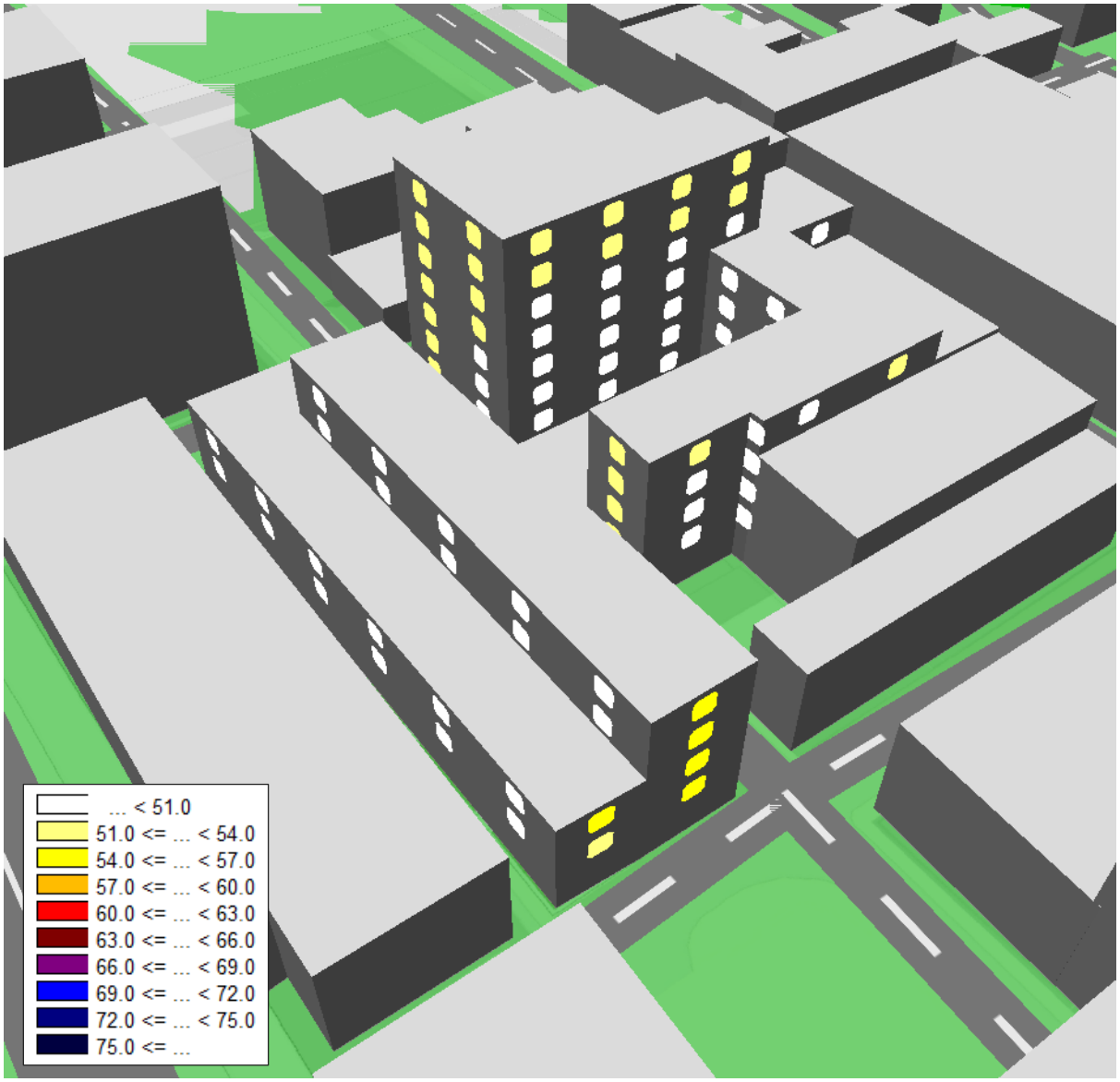
Daytime Incident $L_{Aeq,16hr}$ Noise Levels (from south)



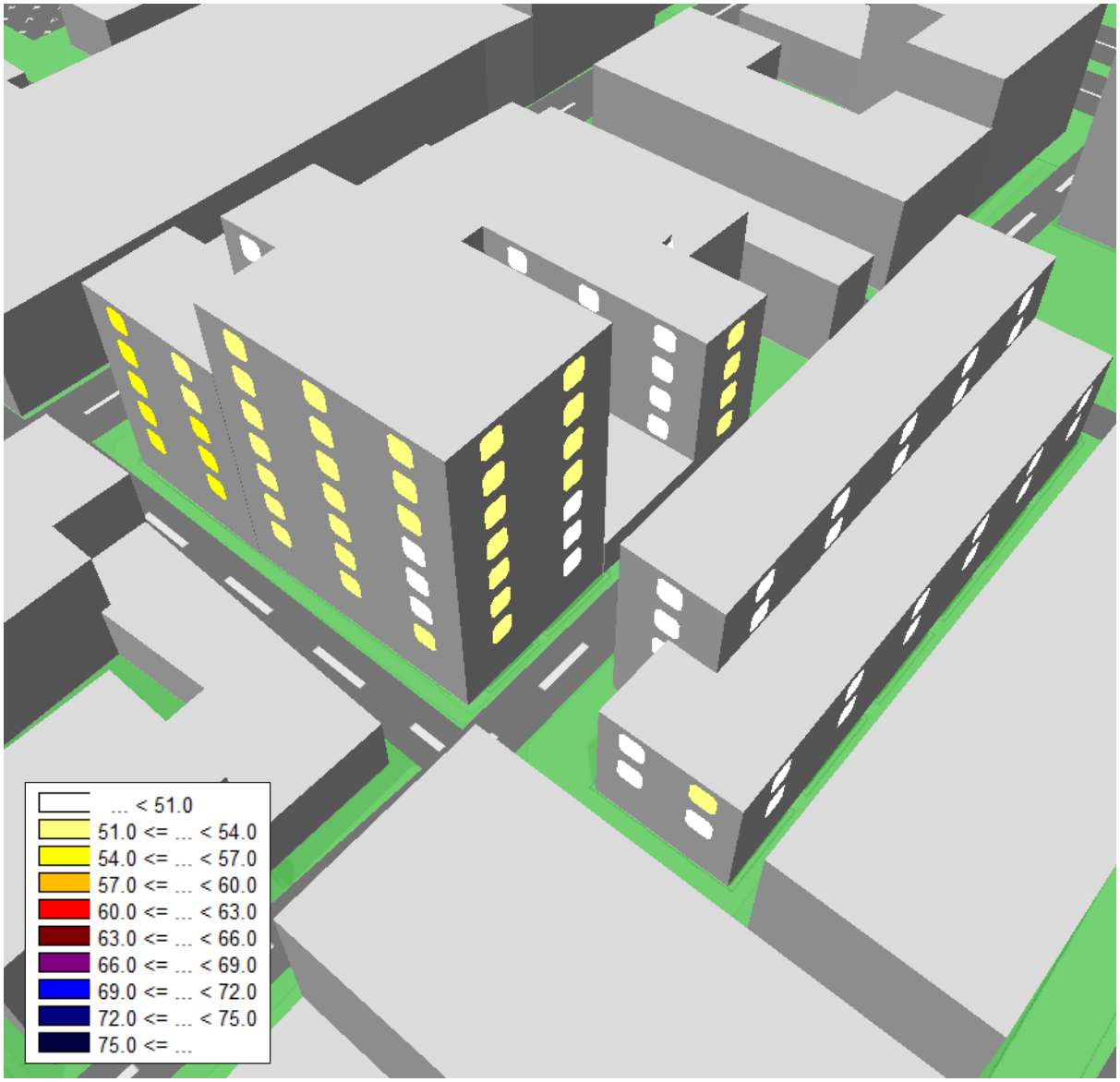
Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from west)



Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from north)



Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from east)



Night-time Incident $L_{Aeq,8hr}$ Noise Levels (from south)

emery
PLANNING

2-4 South Park Court, Hobson Street
Macclesfield, Cheshire, SK11 8BS

+44 (0)1625 433 881

Regus House, Herons Way
Chester Business Park, CH4 9QR

+44 (0)1244 732 447

emeryplanning.com