Danielle Cooper

From: Laura Wareing
Sent: 08 October 2024 12:24
To: Danielle Cooper
Subject: RE: 14-16 St Ann St

Hi Danielle,

Thanks for your email and the updated plan. The updated plan and relocation of the cycle stands is acceptable in principle. Please see Highways comments below.

FURTHER HIGHWAYS COMMENTS 8TH OCTOBER 2024:

The updated plan ('Proposed Site Plan - P.L(00)101/F') details the removal of the tables and chairs from the proposal and relocation of cycle stands. The relocation of the cycle stands are required in order to enable access to the building for the delivery of cars (discussed in Highways initial comments). It is noted that the existing number of cycle stands will be retained as part of the proposals. In principle Highways would accept the relocation of the stands. This will be subject to detailed design at S278 stage.

As per Highways earlier comments it must be ensured that the cycle stands are up to standard. These cycle stands would be relocated on the adopted highway and therefore will require a S278/184 agreement.

The applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for the relocation of cycle stands. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.

Many thanks,

Laura

Laura Wareing (BSc Hons, MSc)
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

Email: laura.wareing@manchester.gov.uk
Phone Number: 0161 234 1657 | ext. 31657
Web: http://www.manchester.gov.uk
POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



_____

Out of Office: Friday 25th October

Annual Leave: 11th – 14th October, 5th November

From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: Tuesday, October 8, 2024 9:38 AM

To: Laura Wareing <Laura.Wareing@manchester.gov.uk>
Subject: RE: 14-16 St Ann St

Hi Laura,

See updated plan without seating area.

Kind regards,

Danielle Cooper
Planning Officer

Development Management Central Core
Manchester City Council

Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Danielle Cooper
Sent: Tuesday, October 8, 2024 8:52 AM
To: Laura Wareing <laura.wareing@manchester.gov.uk>
Subject: FW: 14-16 St Ann St

Good morning Laura,

Following your recent comments for the above application. Please see an amended drawing with the relocated cycle stands.

Please can you confirm if the new cycle stands are acceptable and I will attach a condition to ensure a S278 agreement is agreed.

I will also be asking the agent to remove the seating area shown.

Kind regards,

Danielle Cooper
Planning Officer

Development Management Central Core
Manchester City Council

Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Ged Connor <gtc@northmillassociates.com>
Sent: Monday, October 7, 2024 5:37 PM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Cc: Daisy Abbott <da@northmillassociates.com>
Subject: Re: 14-16 St Ann St

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Good afternoon Danielle,

Please find attached the updated drawing illustrating the adjusted cycle stands.

We have visited site, taken on board the locations of the existing services within the highway and tried to relate the cycle stands to the existing chambers and digital display.

Let me know if you need anything tweaking or changing to allow the application to be determined.

Ged Connor

Director

Northmill Associates Limited

Clarence House,

Clarence Street,

Manchester.

M2 4DW

T: 0161 839 4411

M: 07971 017302

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 07 October 2024 15:44
To: Ged Connor <gtc@northmillassociates.com>
Subject: RE: 14-16 St Ann St

Good afternoon Ged,

Hope you had a good weekend. I am emailing to check I will still receive revised plans by midday tomorrow.

Kind regards,

Danielle Cooper
Planning Officer

Development Management Central Core
Manchester City Council

Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Ged Connor <gtc@northmillassociates.com>
Sent: Friday, October 4, 2024 9:47 AM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Subject: Re: 14-16 St Ann St

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Thankyou Danielle, have a great weekend.

Ged Connor

Director

Northmill Associates Limited

Clarence House,

Clarence Street,

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 04 October 2024 09:41

To: Ged Connor <gtc@northmillassociates.com>
Subject: RE: 14-16 St Ann St

You don't often get email from danielle.cooper@manchester.gov.uk. Learn why this is important
Hi Ged,

Yes, a decision will be made for the 9th October if I can receive revised plans by midday on Tuesday.

I will recommend the application to be approved subject to conditions as discussed via email with Hannah.

Kind regards,

Danielle Cooper
Planning Officer

Development Management Central Core
Manchester City Council

Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Ged Connor <gtc@northmillassociates.com>
Sent: Friday, October 4, 2024 9:39 AM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Cc: Hannah Dockerty <hd@northmillassociates.com>
Subject: Re: 14-16 St Ann St

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good morning Danielle,

Thank you for your email and your hard work on this.

We will agree to the relocation of the cycle stands and happy for the S278 to be listed as a condition.

We will update and resend plans prior to midday on the 8th.

Can you confirm when a decision will be made if the plans are with you within the timescale? also, can you confirm that the decision will be positive and approval granted?

Thanks.

Ged Connor

Director

Northmill Associates Limited

Clarence House,

Clarence Street,

Manchester.

M2 4DW

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M: 07971 017302

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 04 October 2024 09:21
To: Ged Connor <gtc@northmillassociates.com>
Cc: Hannah Dockerty <hd@northmillassociates.com>
Subject: RE: 14-16 St Ann St

Good morning Ged,

Highways have responded with the following comments:

'In terms of the access thank you for providing swept path analysis. Drawing 'P.L(00)101/D – Proposed Site Plan' demonstrates that a vehicle would struggle to access via the suggested manoeuvre put forwards from Highways.

Therefore, the applicant has suggested that access to the site would not be possible without the relocation of some of the existing cycle stands. In principle Highways would accept the relocation of the stands to east (where the terrace was originally proposed). It must be ensured that the cycle stands are up to standard and that the existing number of cycle stands are still in place. These cycle stands would be relocated on the adopted highway and therefore will require a S278/184 agreement.

The applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for the relocation of cycle stands. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). This will be funded at the applicant's expense.'

As such, if you and your client are agreeable to the above, please can you send revised plans of the proposed relocation of the cycle stands to the east as suggested and a condition will also be implemented to ensure a Section 278/184 agreement needs to be entered prior to commencing any works to the cycle stands.

Please can you ensure these plans are sent by Tuesday midday (8th).

Kind regards,

Danielle Cooper
Planning Officer

Development Management Central Core

Manchester City Council

Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Hannah Dockerty <hd@northmillassociates.com>
Sent: Monday, September 30, 2024 4:08 PM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Subject: Re: 14-16 St Ann St

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Hi Danielle,

Please can you contact Ged Connor at gtc@northmillassociates.com in my absence. Ged is running the Cupra project and is fully aware of the planning discussions to date.

Kind regards,

Hannah Dockerty

BA (Hons). MArch (Hons). ADPPA. RIBA.

Architect

Northmill Associates Limited

Clarence House,

Clarence Street,
Manchester
M2 4DW
T: 0161 839 4411

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 30 September 2024 15:41
To: Hannah Dockerty <hd@northmillassociates.com>
Subject: RE: 14-16 St Ann St

Good afternoon Hannah,

I will forward this onto Highways. Have you considered alternative ways to transport the cars into the building via small crane?

Is there someone I could contact directly in your absence given that the application determination date is the 9th Oct.

Kind regards,

Danielle Cooper
Planning Officer

Development Management Central Core
Manchester City Council

Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Hannah Dockerty <hd@northmillassociates.com>
Sent: Monday, September 30, 2024 3:38 PM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Cc: Planning <planning@northmillassociates.com>
Subject: Re: 14-16 St Ann St

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good afternoon Danielle,

Apologies, I pressed send before I'd finished writing the first sentence!

Please find a swept path analysis available to download at the following link:

240930_Revised Site Plan With Vehicle Tracking

As you can see, there is not enough room to manoeuvre a vehicle through the proposed vehicle doors whilst retaining the cycle stands in their current position. Would relocating the stands to where the terrace is currently indicated be a possibility? We could then take a more central approach with the vehicles and apply for this area as use as a terrace in the future.

Please note, I am on annual leave from Tuesday 01st October, returning Monday 28th October. From tomorrow, please could you copy in / direct all e-mails to the original planning e-mail address in my absence (planning@northmillassociates.com).

Kind regards,

Hannah Dockerty

BA (Hons). MArch (Hons). ADPPA. RIBA.

Architect

Northmill Associates Limited

Clarence House,

Clarence Street,
Manchester
M2 4DW
T: 0161 839 4411

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From: Hannah Dockerty <hd@northmillassociates.com>
Sent: 30 September 2024 15:32
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Subject: Re: 14-16 St Ann St

Good afternoon Danielle,

Please find a sept path analysis available to download at the following link:

Kind regards,

Hannah Dockerty

BA (Hons). MArch (Hons). ADPPA. RIBA.

Architect

Northmill Associates Limited

Clarence House,

Clarence Street,
Manchester
M2 4DW
T: 0161 839 4411

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From: Hannah Dockerty <hd@northmillassociates.com>
Sent: 24 September 2024 15:35
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Subject: Re: 14-16 St Ann St

Hi Danielle,

We will create a swept path analysis of this area as per Highways suggestion.

In relation to the cycle provision internally, please find a new drawing identifying the location available to download at the following link:

240924_LPA - Landlord Areas

Kind regards,

Hannah Dockerty

BA (Hons). MArch (Hons). ADPPA. RIBA.

Architect

Northmill Associates Limited

Clarence House,

Clarence Street,

Manchester

M2 4DW

T: 0161 839 4411

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 23 September 2024 12:23
To: Hannah Dockerty <hd@northmillassociates.com>
Subject: RE: 14-16 St Ann St

Hi Hannah,

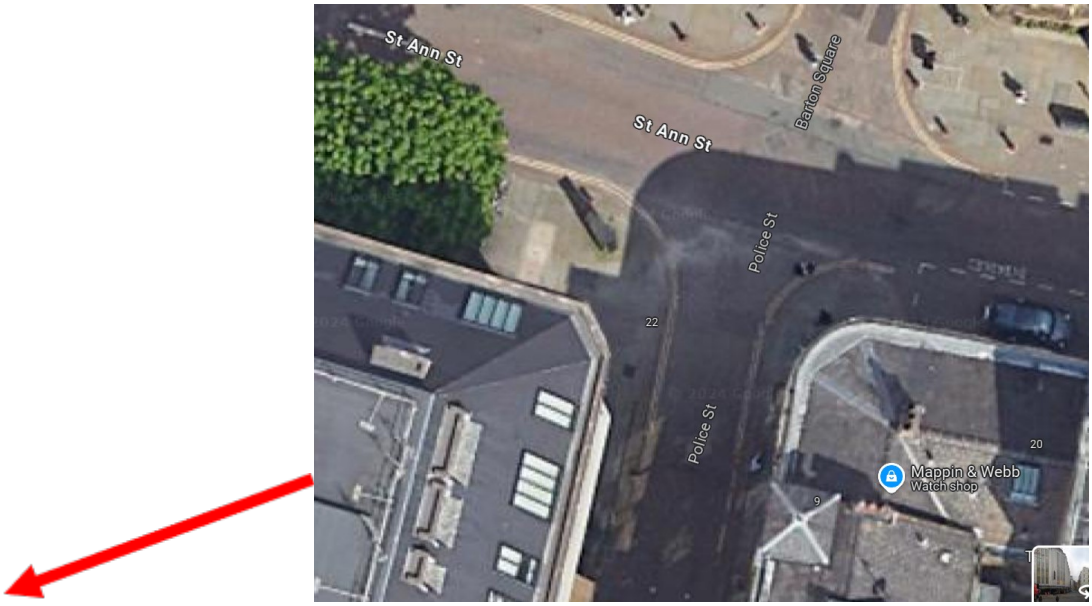
Thanks for confirming the below.

Highways have responded with the following comments:

In relation to the bicycle stands being temporarily removed, these are secured into the ground and as such it will not be possible to temporarily remove them due to the disrupt this would have on pedestrian and highway safety. It is requested that the cycle stands stay in their existing location. MCC Highways would have concerns with these moving to the proposed location due to the existing infrastructure within that location currently.

It is noted that access is required at the site frontage for the delivery of vehicles. It is suggested that the applicant considers accessing the new cars into the unit via the junction of Police Street / St. Ann Street (see below). In order to fully assess this, it is requested that the applicant demonstrate that this movement is possible via swept path analysis.





Kind regards,

Danielle Cooper

Planning Officer

Development Management Central Core

Manchester City Council

Tel: 0161 234 1658

Email: danielle.cooper@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Hannah Dockerty <hd@northmillassociates.com>
Sent: Thursday, September 19, 2024 9:53 AM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Subject: Re: 14-16 St Ann St

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Good morning Danielle,

The proposed window frames/doors, and louvres will be the following specification:

- 40 x 40mm steel profile lacquered in black RAL 9005

Please let me know if you require any further information.

Kind regards,

Hannah Dockerty

BA (Hons). MArch (Hons). ADPPA. RIBA.

Architect

Northmill Associates Limited

Clarence House,

Clarence Street,

Manchester

M2 4DW

T: 0161 839 4411

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emails, Northmill Associates Ltd cannot guarantee that attachments are virus free or compatible with the recipient's systems and as such does not accept liability in respect of viruses or any computer problems experienced.

From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 18 September 2024 12:19
To: Hannah Dockerty <hd@northmillassociates.com>
Subject: RE: 14-16 St Ann St

Good afternoon Hannah,

I am just waiting for highways to respond to your query regarding alternative solutions to the relocation of the cycle stands.

In regards to the shop frontage alterations, please can provide the following:

- Specification/RAL colour for the proposed window frames/doors, and louvres.

Kind regards,

Danielle Cooper

Planning Officer

Development Management Central Core

Manchester City Council

Tel: 0161 234 1658

Email: danielle.cooper@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Hannah Dockerty <hd@northmillassociates.com>
Sent: Thursday, September 12, 2024 9:20 AM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Subject: Re: 14-16 St Ann St

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Good morning Danielle,

Please find our responses (red) as follows:

Environmental health have reviewed the acoustic assessment and would be happy to agree the following hours subject to the verification assessment including the hours up to closing time and cover up to 23:00.

Showroom: Monday to Saturday 08:00 to 18:00, Sunday and Bank Holidays 19:00 to 16:00 (as applied for)

Café and basement bar areas : Monday to Saturday 08:00 to 23:00, Sunday and Bank Holidays 09:00 to 23:00'

Would this be suffice? - Accepted. These hours are much more in line with the proposed business plan.

In regards to the externally mounted equipment, there will be equipment associated with the café and bar use such as kitchen extract and chiller units etc which will all extract externally so the external equipment condition will need to remain. - Accepted

In regards to your highway queries, please could you show the internal cycle parking spaces on the submitted drawings. - We have been in touch with the landlord and will locate the existing, internal cycle parking on the / a drawing.

As the external seating area proposed (now removed from plan) is assessed by licensing and planning can only comment on the bicycle stands, the relocation of the stands will not be supported in line with highway comments. However, I could ask the highway officer if it would be possible to temporarily remove the stands to accommodate vehicular access to the showroom space – is this something you would like me to query with highways? - New cars would be brought into the showroom space 2-3 times per year so we would want to provide access with as little disruption as possible during these times. Relocating would be the most suitable resolution in this regard as we wouldn't run the risk someone was using the stands at the same time. Are highways open to a discussion regarding relocation at all or do they have any other alternative suggestions?

It may be the case that the external seating area would need to be reduced slightly given that highways will not support the proposed relocation of the cycle stands. - Noted. We will amend drawings to suit the outcome of the application.

Kind regards,

Hannah Dockerty

BA (Hons). MArch (Hons). ADPPA. RIBA.

Architect

Northmill Associates Limited

Clarence House,

Clarence Street,

Manchester

M2 4DW

T: 0161 839 4411

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 10 September 2024 16:00

To: Hannah Dockerty <hd@northmillassociates.com>
Subject: RE: 14-16 St Ann St

Good afternoon Hannah,

Thanks for your email. Environmental health have reviewed the acoustic assessment and would be happy to agree the following hours subject to the verification assessment including the hours up to closing time and cover up to 23:00.

Showroom: Monday to Saturday 08:00 to 18:00, Sunday and Bank Holidays 19:00 to 16:00 (as applied for)

Café and basement bar areas : Monday to Saturday 08:00 to 23:00, Sunday and Bank Holidays 09:00 to 23:00'

Would this be suffice?

In regards to the externally mounted equipment, there will be equipment associated with the café and bar use such as kitchen extract and chiller units etc which will all extract externally so the external equipment condition will need to remain.

In regards to your highway queries, please could you show the internal cycle parking spaces on the submitted drawings.

As the external seating area proposed (now removed from plan) is assessed by licensing and planning can only comment on the bicycle stands, the relocation of the stands will not be supported in line with highway comments. However, I could ask the highway officer if it would be possible to temporarily remove the stands to accommodate vehicular access to the showroom space – is this something you would like me to query with highways?

It may be the case that the external seating area would need to be reduced slightly given that highways will not support the proposed relocation of the cycle stands.

Kind regards,

Danielle Cooper

Planning Officer

Development Management Central Core

Manchester City Council

Tel: 0161 234 1658

Email: danielle.cooper@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Hannah Dockerty <hd@northmillassociates.com>
Sent: Monday, September 9, 2024 9:47 AM
To: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Subject: Re: 14-16 St Ann St

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Good morning Danielle,

Please find our responses (red) as follows:

EH comments

The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air. – This info can be conditioned as prior to commencement of the use. - Please condition

A construction management plan outlining working practices is required to be submitted to the LPA. Please refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance. – This info can be conditioned as prior to commencement of the development. - Please condition

The opening hours of the premise will be conditioned as such:

> 'The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-
>
> Showroom: Monday to Saturday 08:00 to 18:00, Sunday and Bank Holidays 19:00 to 16:00 (as applied for)
>
> Café and basement bar areas : Monday to Saturday 08:00 to 21:00, Sunday and Bank Holidays 09:00 to 21:00'

The café and bar hours are slightly less than those stated in the D&A statement but the recommended hours have been based on those used and comments provided in the noise impact assessment. - The opening hours proposed for the cafe and bar areas are not in accordance with the client's planned operation of the premises. Is it possible for us to extend these hours? Is there any supporting evidence our acoustician might provide to aid in its justification?

It is worth noting that the adjacent Black Sheep Coffee has permission to operate its outdoor seating during the hours noted below, which far exceed those proposed for our application:

Application Ref: 124392/FO/2019

"07:30-23:00 Monday to Saturday. 08:30-23:00 Sunday."

The following conditions will also be implemented:

Deliveries to commercial premises

> 'Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday confined to 10:00 to 18:00
>
> Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.' - Accepted

Acoustic

1. ‘The premise shall be acoustically insulated and treated to limit the break out of noise in accordance with the Noise Impact Assessment, received 14.06.2024 and shall be implemented in full before the use commences. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively. - Accepted

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

   Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.’ - Accepted

External plant/equipment/servicing

‘a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. - There is no externally mounted plant, equipment or servicing proposed. Can this condition be removed?

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

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

The Noise solutions assessment has provided the recommended maximum plant noise limit 44dBA day and 42dBA at night which we can accept and these limits will need to apply at the commercial and the residential receptors. The plant has yet to be selected but bearing in mind the close proximity of receptors, the plant will need to be carefully selected and consideration to any noise mitigation measures that may need to be installed will be required. An updated assessment will be required once the plant has been selected to demonstrate compliance and where necessary, outline the scheme of noise mitigation. The assessment will also need to provide further description of the location of any louvred extract in relation to any windows on neighbouring buildings supported by a diagram identifying the louvres and receptor windows. The assessment will also need to include assessment of any chiller units and kitchen extract equipment in relation the café / bar area once selected. - Accepted

Refuse

Environmental health have also queried the waste collection system. Please can you confirm the following:

- Hours in which the bags will be presented and how long before collection time will bags be presented for collection? - Can this query be conditioned? Waste collection will be via a private waste collection company and until that contract is in place and they have informed us of their proposed operation guidelines we will be unable to confirm this.

This is to confirm that bags won't be left on the street over night or for prolonged periods during the day.

-

HIGHWAY comments

The Design and Access Statement states that the proposals will result in the relocation of 6 Sheffield bicycle stands to accommodate vehicular access to the showroom space. Highways have had discussion with public realm who have raised concerns with the relocation of the cycle stands. It is noted that this area of the highway is adopted and outside of the ownership of the applicant. As such, the relocation of these bicycle stands will need to be reconsidered. - Please can you / they provide further details? The scheme would like to benefit the public realm and it would be good to understand what would be acceptable or if there could be a compromise?

A secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Given the use class of the building, this should accommodate 2 cycles. - I understand that the landlord provides cycle parking spaces withing the curtilage of the site.

I look forward to hearing from you.

Kind regards,

Hannah Dockerty

BA (Hons). MArch (Hons). ADPPA. RIBA.

Architect

Northmill Associates Limited

Clarence House,

Clarence Street,

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M2 4DW

T: 0161 839 4411

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: 04 September 2024 16:40
To: Hannah Dockerty <hd@northmillassociates.com>
Subject: 14-16 St Ann St

Good afternoon Hannah,

I have received comments from Environmental Health and Highways. Please see comments below:

EH comments

The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air. – This info can be conditioned as prior to commencement of the use.

A construction management plan outlining working practices is required to be submitted to the LPA. Please refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance. – This info can be conditioned as prior to commencement of the development.

The opening hours of the premise will be conditioned as such:

> 'The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

Showroom: Monday to Saturday 08:00 to 18:00, Sunday and Bank Holidays 19:00 to 16:00 (as applied for)

Café and basement bar areas : Monday to Saturday 08:00 to 21:00, Sunday and Bank Holidays 09:00 to 21:00'

The café and bar hours are slightly less than those stated in the D&A statement but the recommended hours have been based on those used and comments provided in the noise impact assessment.

The following conditions will also be implemented:

Deliveries to commercial premises

'Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday confined to 10:00 to 18:00

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

Acoustic

1. 'The premise shall be acoustically insulated and treated to limit the break out of noise in accordance with the Noise Impact Assessment, received 14.06.2024 and shall be implemented in full before the use commences. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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

   Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.'

External plant/equipment/servicing

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

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

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

The Noise solutions assessment has provided the recommended maximum plant noise limit 44dBA day and 42dBA at night which we can accept and these limits will need to apply at the commercial and the residential receptors. The plant has yet to be selected but bearing in mind the close proximity of receptors, the plant will need to be carefully selected and consideration to any noise mitigation measures that may need to be installed will be required. An updated assessment will be required once the plant has been selected to demonstrate compliance and where necessary, outline the scheme of noise mitigation. The assessment will also need to provide further description of the location of any louvred extract in relation to any windows on neighbouring buildings supported by a diagram identifying the louvres and receptor windows. The assessment will also need to include assessment of any chiller units and kitchen extract equipment in relation the café / bar area once selected.

Refuse

Environmental health have also queried the waste collection system. Please can you confirm the following:

- Hours in which the bags will be presented and how long before collection time will bags be presented for collection?

This is to confirm that bags won't be left on the street over night or for prolonged periods during the day.

HIGHWAY comments

The Design and Access Statement states that the proposals will result in the relocation of 6 Sheffield bicycle stands to accommodate vehicular access to the showroom space. Highways have had discussion with public realm who have raised concerns with the relocation of the cycle stands. It is noted that this area of the highway is adopted and outside of the ownership of the applicant. As such, the relocation of these bicycle stands will need to be reconsidered.

A secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. Given the use class of the building, this should accommodate 2 cycles.

Kind regards,

Danielle Cooper

Planning Officer

Development Management Central Core

Manchester City Council

Tel: 0161 234 1658

Email: danielle.cooper@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

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