Danielle Cooper

From: Graeme Souter
Sent: 10 September 2024 09:56
To: Danielle Cooper
Subject: RE: 14-16 St Ann St

Hi Danielle

I have had a look at the submitted acoustic report and although the assessment was based on 21:00 close time, I have reviewed the background noise levels and the predicted level at the receptors and it doesn't look like there will be too much difference in terms of noise level during the additional 2 hours and is still predicted to fall within the criteria so we can accept the amended requested hours 07:30-23:00 Monday to Saturday. 08:30-23:00 Sunday without updated acoustic assessment However, the verification assessment will need to include the hours up to closing time and cover up to 23:00.

Just one point on the responses below which suggests there won't be any externally mounted plant or 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 (including extracting via nay potential louvres) so the external equipment condition will need to remain if that's okay.

Kind regards

Graeme

Graeme Souter

Environmental Protection
Environmental Health
The Neighbourhoods Service
Neighbourhoods Directorate
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

External: 0161 234 5004
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We are now on Twitter, for latest news and updates follow us @EnvHealthMcr

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From: Danielle Cooper <Danielle.Cooper@manchester.gov.uk>
Sent: Tuesday, September 10, 2024 9:26 AM
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Subject: FW: 14-16 St Ann St

Good morning Graeme,

I relayed your recent comments to the agent. Would you have any issue with opening times of the premise as "07:30-23:00 Monday to Saturday. 08:30-23:00 Sunday" And if any additional acoustic assessments would be required to aid in its justification?

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.
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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

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Clarence Street,

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M2 4DW

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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:

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

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

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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

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