Danielle Cooper

From: Graeme Souter
Sent: 30 August 2024 14:18
To: Danielle Cooper
Subject: 14-16 St Ann Street 139998

Follow Up Flag: Follow up
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Hi Danielle

Please see recommended conditions and comments for the above application

FUME*
Fume/odours
a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

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

CONSTRUCTION MANAGEMENT PLAN
Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:
Measures to control noise and vibration in relation to existing adjoining occupied premises
A community consultation plan and;
.
The development shall only be carried out in accordance with the approved management plan.

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

CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

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

Showrooom: 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.

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

HOURS2
Deliveries to commercial premises
Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday confined to 10:00 to 18:00

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

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

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

I have reviewed the Noise Solutions assessment date 12th June 2024 and I can accept the content. We will need a validation noise assessment completing to confirm compliance once at the relevant stage.

NSE2
External areas/outside seating
Shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.

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

*Suggest hours for the external seating are the same as the above recommended hours

NSE6

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.

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

Reason - In the interests of amenity and public health.

It would seem that a bagged waste collection system is being proposed which isn't ideal. Is there space for external waste receptacles as this would be the preferred waste collection scheme. If there isn't space for external containers within the curtilage of the building, the we will need more information regarding the bagged waste collection including the hours in which bags will be presented and how long before collection time will bags be presented for collection. This is so they can demonstrate bagged waste won't be left on the street over night or for any prologued periods during the day.

Kind regards

Graeme

Graeme Souter
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Environmental Health
The Neighbourhoods Directorate

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