mcnulty architects ltd
Designworks
The Colony Wilmslow
Altrincham Road
SK9 4LY

Planning response letter
Works to 48 Princess Street, Manchester

In response to the letter received on with reference to the listed building application ref: 139974/FO/2024 we make the following submissions.

1) A Crime Impact Lite Statement - this can be obtained from Greater Manchester Police Design for Security (tel. 0161 856 5912, or email: info@designforsecurity.org

A crime impact lite statement is to be sent under separate cover.

2) Please confirm the opening hours of the unit. This is required in order to assess the impact of the proposal on residential amenity.

The opening hours are proposed to be 11.30am to 12.00pm.

3) Please outline if there is access for disabled persons into the unit. If there are not, please outline in the Design and Access Statement all the options considered, and why these options are not feasible, including drawn information about each option considered.

An ambulant disabled staircase that will be compliant with Part M of the building regulations is to be included as part of the proposal.

4) An acoustic study identifying ambient noise levels during daytime, night time and weekends along with details of the noise levels that are currently achieved within the accommodation at various times during operating hours. The study should identify the acoustic treatment and measures necessary to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment, including consideration of the impact of the scheme on the residents around and above. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, details of the acoustic glazing and acoustically treated ventilation you have installed/propose to use and specified maximum internal noise levels. In your cases, the acoustic study is mainly going to relate to the air conditioning/ventilation.

An acoustic report is to be sent under separate cover.

5) Please provide an operational management strategy, including details of the servicing (deliveries, collection, maintenance) to the use. This should include a plan demonstrating how the servicing operates, the size of vehicles used and the frequency of servicing.

Deliveries are to be daily and via the rear entrance on Harter Street. They will take place each morning and will be via light delivery vehicles.

6) A completed waste management proforma with details of how and where refuse is stored within the building and how the refuse is to be collected. Please provide a scaled plan of the building showing these refuse storage and collection areas and provide information on the number of bins used, the size of the bins, the frequency of collection and details regarding who will collect the refuse. Please also note that separate containers for recycling should be used. Please provide details on these. 'Waste Storage and Collection Guidance for New Developments' document is available online on http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

A waste management pro forma has been submitted as part of this application.

7) Please confirm if any additional fume extraction is required on the external of the building and how fume extraction will be dealt with in general.

Extract and ventilation details have been submitted as part of this application.