

Emily Booth

Sent:

11 September 2024 13:00

Subject:

FW: Application ref: 140007/FO/2024 - Land at Oldham Street, Manchester

Hi James,

Thank you for your email. Please try and get the screen details to me before 16th September.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods

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

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

Sent: Wednesday, September 11, 2024 11:51 AM

Subject: RE: Application ref: 140007/FO/2024 - Land at Oldham Street, Manchester

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Hi Emily,

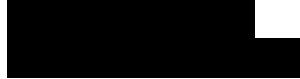
Thank you for confirming they are not objecting.

In terms of the location on the roof, we are limited to the space the developer has assigned to us and are not able to relocate the plant elsewhere on the roof.

I have gone back to the client on the potential of screening which would match the building. Once the drawings have been produced, we will forward them to you.

Kind regards
James

JAMES TARPY
Senior Planner



www.alderking.com



Sent: Monday, September 9, 2024 2:12 PM



Subject: RE: Application ref: 140007/FO/2024 - Land at Oldham Street, Manchester

Good Afternoon James,

I hope that you are well.

Our Environmental Health Service would say if they were objecting and their comments don't suggest that they would be. They have also confirmed that the condition is required.

I agree that the equipment is close to the residential apartments within the Burton Building you should explain whether there are any other locations available to your client for this equipment and whether it could be relocated further away from the Burton Building. I also consider that some screening should be included in your application to provide screening from surrounding buildings and any street level views. This is a fairly new high-quality building and equipment such as that proposed needs to be sensitively located and appropriately concealed.

Please respond to all comments within the objection.

Please get your comments to me as soon as possible before 12th September.

I hope that this helps.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods



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[REDACTED]
[REDACTED]
[REDACTED]

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

[REDACTED]

Sent: Friday, August 30, 2024 5:19 PM

[REDACTED]

Subject: RE: Application ref: 140007/FO/2024 - Land at Oldham Street, Manchester

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Hi Emily,

Thank you for sending these over.

I assume as Environmental Health are recommending a condition, they are supporting the application? If so, we are happy to agree it.

Before we respond to the public comment have you been able to look at the application and do you have any thoughts on it?

Kind regards
James

JAMES TARPY
Senior Planner

[REDACTED]

www.alderking.com

Market Monitor H1

South West of England and
South Wales Property Review



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Sent: Friday, August 30, 2024 11:40 AM

Subject: Application ref: 140007/FO/2024 - Land at Oldham Street, Manchester

Good Morning James,

I hope that you are well.

Please see the following update on the above application:

MCC Environmental Health – Recommended the following condition:

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.

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.

*A baseline noise survey was undertaken and plant limits set to meet our criteria have been given. However the exact plant was not known at report writing and so it is still to be demonstrated how the criteria will be met.

Publicity – 1no. objection received and summarised below:

1. Noise Pollution

Our residential area is pretty quiet. It's a common misconception of developers that town is noisy 24 hours a day. Having lived here for over 20 years, I know this not to be true.

- it's clear in the NSL document that there is yet to be a decision on what plant machinery will be installed i.e. the developer is applying for permission to install new plant machinery that isn't defined. How then can we be assured that the unit(s) won't be noise polluters?

- the NSL exec summary states that the guidance is based on one particular type of proposal i.e. split AC units. They seem to infer that a different type of unit would require screening - which I assume is because it will create even more noise? There is no application for screening and no designs presented.

- NSL chose to conduct their environmental sound survey (See Appendix C of the NSL document) from a lamp post on Oldham Street i.e. it was measuring noise at street level and not at the proposed location (which is way above street level). They state that: "Care was taken to ensure that the measurement position was representative of the noise climate outside the nearby residential dwellings and not at a position where higher noise levels are present." All residential buildings in the area are above street level. ALDER KING the planning consultants who submitted the application confirm this in their covering letter: "Ground floor uses along Oldham Street are primarily retail with residential on the upper levels."

- the environmental sound survey was conducted over a period of less than 24 hours (at around 18 hours). I'm not sure how this can be representative? NSL describe this as "An environmental noise survey...undertaken to establish the typical background sound levels at a location representative of the noise climate." I can assure NSL that town on a Wednesday/Thursday is certainly not town on a Sunday morning. This seems disingenuous, particularly when you take into account that the proposed new plant machinery will run for 24 hours a day, 365 days a year.

- NSL seem to have chosen as their noise receptors only those within the developers own building and suggests that "All other receptors benefit from increased distance or are screened by the building's geometry from the plant area." This is not the case. We are not shielded by geometry nor distance. Arguably, we are as close to the proposed development as their defined 'Receptor 1'. Moreover, there are residential buildings that are even closer to the development which are not reference by NSL. In fact, the most likely impact of the proposed plant machinery will be those of us on Houldsworth Street or Spear Street.

I have marked our property on the screen shot below:



For the avoidance of doubt, we are at the same height or thereabouts from street level as the site of the proposed development.

2. Location

The developer has chosen a location on the roof which is likely to have the most negative impact on surrounding residents.

They are proposing a great deal of new plant machinery where there was previously none.

It could be unsightly (though we have no drawings etc to consider) and have an adverse impact or severe adverse impact - in terms of noise pollution - once the plant machinery is defined.

ALDER KING who submitted the application state: "There is existing plant on the roof of the building and the other surrounding buildings along Oldham Street so this is an acceptable location for plant." This may be true in terms of smoke extraction units in particular, but they do not emit any noise unless there is a fire.

That said, if this new plant machinery is absolutely necessary, then there is another solution that they ought to consider.

Referencing the ELEVATIONS document submitted to MCC on 25/7/24, there is another flat roof space, one floor down, and shielded by a gable end to the left. As ALDER KING state in their cover letter: "The plant will take up a small percentage of the existing roof", therefore is could easily be accommodated here (marked in red):



I have also marked this on the ROOF PLANS document (it would not be viewable from the street):



I believe that this location should be encouraged if the plant machinery is necessary.

I am not against the development of the supermarket, but I object to this application on the basis that it is incomplete, inaccurate (perhaps a little too disingenuous in parts) and not in the best interests of local residents.

Please respond to these comments before Wednesday.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods

[REDACTED]
[REDACTED]
[REDACTED]

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Location: Town Hall Extension, Level 6

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