

RE: white moss road CDN/24/0096

Graeme Souter <graeme.souter@manchester.gov.uk>

Fri 05/04/2024 09:12

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Hi Katie

It wasn't quite what I was asking for but I will accept it based on the limit being 70dB at the site boundary. I was expecting them to complete their own assessment really to determine the noise limit at the boundary rather than just include my comments.

However, if they are saying that the boundary site noise limit is set at 70dB then I will accept it and recommend discharge of the condition.

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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From: Katie Raw <Katie.Raw@manchester.gov.uk>

Sent: Thursday, April 4, 2024 5:15 PM

To: Graeme Souter <graeme.souter@manchester.gov.uk>

Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Re: white moss road CDN/24/0096

Hi Graeme.

Thank you for your comments from earlier today.

The agent has provided me the above document following your comments.

I assume this is now sufficient to discharge the condition CMP?

Thank you,

Katie Raw (she/her)
Assistant Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

Tel: 0161 234 4164/ 07970 684150
Email: katie.raw@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: Graeme Souter <graeme.souter@manchester.gov.uk>
Sent: 04 April 2024 10:42
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Subject: RE: white moss road CDN/24/0096

Hi Katie

I hope you had a good bank holiday.

Almost there with this one but not quite. I have reviewed the updated CMP which now includes the vibration limit and comment to confirm that work will cease where noise or vibration levels exceed the limit which we can accept.

The last point to address is the noise limit at the site boundary as the submitted CMP suggests a limit of 80-90dB which is excessive although only seems to be based on noise level from the piling rig rather than all construction activities during the work. The noise level will need to be based on ABC assessment methodology found in BS5228 and it is likely that the noise limit will fall within the 65 to 70dB Laeq over a 10 hour working day.

We just need to noise limit at the boundary amending based on the above comment and then we should be able to discharge the condition so if they can amend that part and get it back to us I will review as soon as I can.

Kind regards

Graeme

Graeme Souter

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From: Katie Raw <Katie.Raw@manchester.gov.uk>
Sent: Thursday, March 28, 2024 4:11 PM
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>
Subject: Re: white moss road CDN/24/0096

Hi Graeme,

In regard to satisfying condition 6, please see attached documents and email from the agent. Please note the application is due for determination 9 April and this application is marked as a priority application.

Thanks again,

Katie Raw (she/her)
Assistant Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate.
Manchester City Council

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Email: katie.raw@manchester.gov.uk
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Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

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From: Graeme Souter <graeme.souter@manchester.gov.uk>
Sent: 14 March 2024 10:41
To: Katie Raw <Katie.Raw@manchester.gov.uk>
Subject: RE: white moss road CDN/24/0096

Hi Katie

Sorry, its still not sufficient. As previously requested, they still need to include the construction noise limit at the site boundary with residential receptors and also confirm the vibration limit (which should not exceed 1.0 mm/s ppv at the receptors). Also, we still need comment in the actions taken section: *should the monitoring confirm noise / vibration limits are being exceeded, work will cease until the actions referred to have been implemented.*

Kind regards

Graeme

Graeme Souter

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From: Katie Raw <Katie.Raw@manchester.gov.uk>

Sent: Tuesday, March 12, 2024 1:02 PM

To: Graeme Souter <graeme.souter@manchester.gov.uk>

Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Re: white moss road CDN/24/0096

Hi Graeme,

Please see attached from the agent to satisfy condition 6. Is this now sufficient to discharge the condition?

Thank you,

Katie Raw (she/her)

Assistant Planning Officer

Area Team

Planning Building Control and Licensing - Growth and Development Directorate.

Manchester City Council

Tel: 0161 234 4164/ 07970 684150

Email: katie.raw@manchester.gov.uk

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

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From: Katie Raw <Katie.Raw@manchester.gov.uk>

Sent: 08 March 2024 12:02

To: Graeme Souter <graeme.souter@manchester.gov.uk>

Subject: Re: white moss road CDN/24/0096

Hello,

Thank you for looking at this so quickly 😊

Best wishes,

Katie Raw (she/her)

Assistant Planning Officer

Area Team

Planning Building Control and Licensing - Growth and Development Directorate.

Manchester City Council

Tel: 0161 234 4164/ 07970 684150

Email: katie.raw@manchester.gov.uk

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

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From: Graeme Souter <graeme.souter@manchester.gov.uk>

Sent: 07 March 2024 10:19

To: Katie Raw <Katie.Raw@manchester.gov.uk>

Subject: white moss road CDN/24/0096

Hi Katie

I have reviewed the above and there doesn't look to be anything additional to address our previous comments regarding condition 6 CMP which I have included below for ease.

From a noise and vibration point of view we need the following:

Details of the maximum noise and vibration level at the site boundary during the work the contractor will be working to. Vibration should not exceed 1.0mm/s PPV. Noise and vibration monitoring will be required and details of monitoring locations will need to be provided. We can accept the comments regarding actions taken should the monitoring confirm limits are being approached / exceeded but the comments will need to confirm in such occurrence work will cease until the actions referred to have been implemented. We will also need the receptors confirming in the CEMP

Condition 12 – Acoustic insulation

I have reviewed the updated E3P acoustic assessment Ref: 50-477-TN1-3, Dated 8th February 2024 which includes comment with regard to internal noise impact from the ventilation system. The assessment indicates that whilst in boost mode the internal night time noise criteria will not be exceeded which we can accept. The validation testing will need to include the ventilation system in operation to address the part b) verification element of the condition.

Just one point to note, as natural ventilation is being relied upon this will need to be considered as part of the assessment of plant noise from the ASHP's outside the properties and consideration to their selection / acoustic housing will be needed during design.

Kind regards

Graeme

Graeme Souter
Environmental Protection Officer
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