

Statement in support of discharge of Conditions application for App No. 139422/P3MA/2024 for the proposed Change of use of upper ground floor commercial space (Class E) to 2no one bedroom apartments (Class C3(a)) at **8 Outram House, Piccadilly Village, Manchester M4 7AA**

JG-D has been instructed by Mr T Mahmood trading as HM Empire Estates to submit a discharge of Conditions application for the proposed residential change of use of the upper ground floor at 8 Outram House, Piccadilly Village.

Condition 1_a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Great Ancoats Street shall be submitted to and approved in writing by the City Council as local planning authority.

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)*
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq*
- Gardens and terraces (daytime) 55 dB LAeq*

A noise survey was undertaken by Lighthouse Acoustics between 21 – 22.05.24 to measure LAmax, LAeq and LA90 levels through a 24hour period (attached to this application). The results showed that levels consistently exceeded the internal noise limits described above – primarily based on road traffic noise generated by Great Ancoats Street - and recommended measures to improve the acoustic performance of the apartments.

Although the external walls were considered to provide adequate sound reduction performance, the existing windows were identified as the weak link in the envelope and an improved glazing specification was recommended:

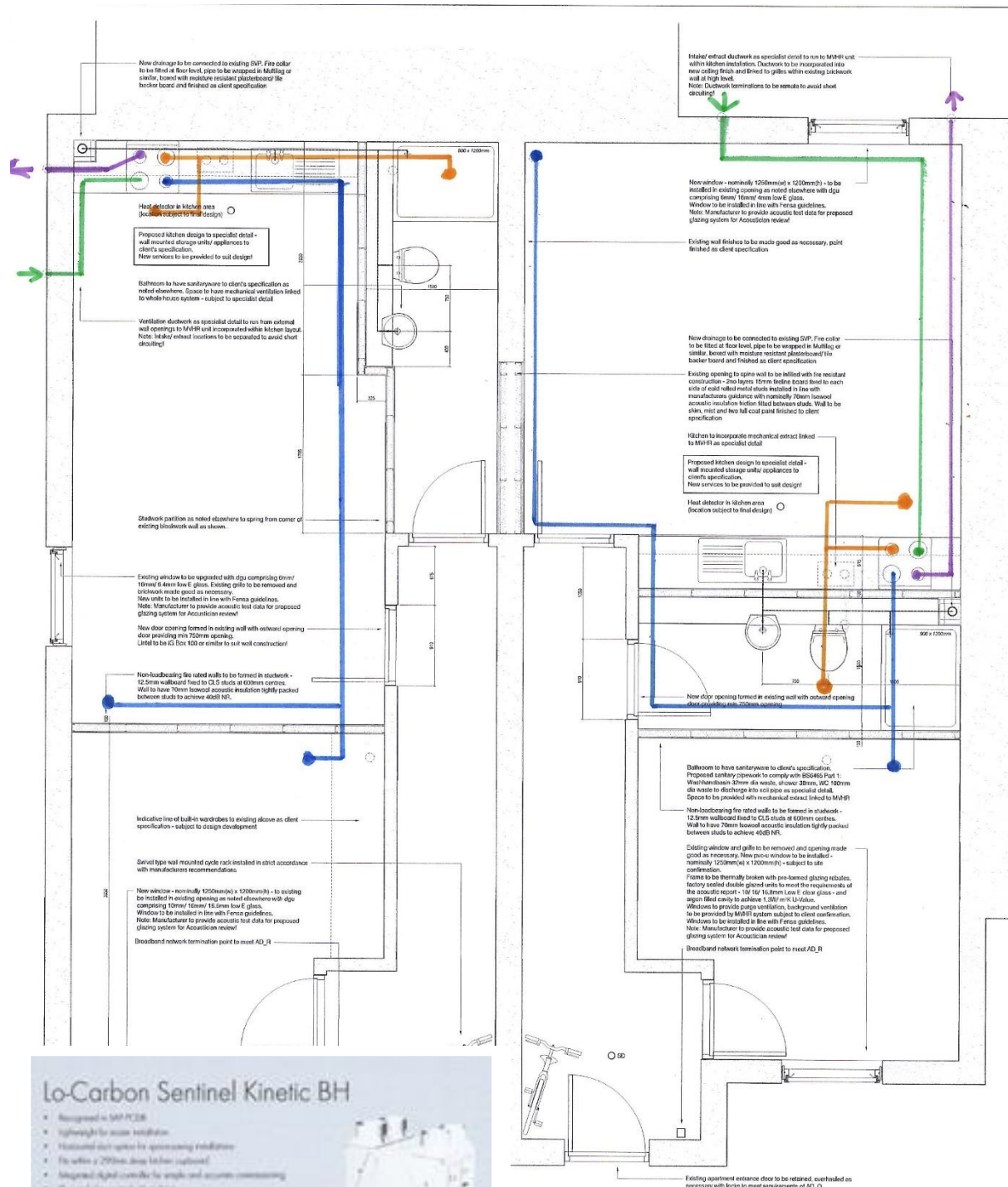
- 6/ 16/ 4mm factory sealed double glazed units to rear living room window,
- 10/ 16/ 6.4mm factory sealed double glazed units to side living room window,
- 10/ 16/ 16.6mm factory sealed double glazed windows to bedroom windows.

New PVC-u frames with oversize glazing rebates are proposed to accommodate the above units.

The noise climate also precludes the use of natural ventilation for the apartment, and a Vent-Axia Sentinel Kinetic BH MVHR system is proposed. The system provides flow rates to meet the requirements of AD_F with background and boost ventilation and a summer bypass facility from a wall mounted unit within the kitchen area. Ducting routes are illustrated below and

commissioning will be undertaken to limit noise levels to 30Db(A) at the extract valve and <25Db(A) at the supply valves.

Indicative ducting layout



Lo-Carbon Sentinel Kinetic BH

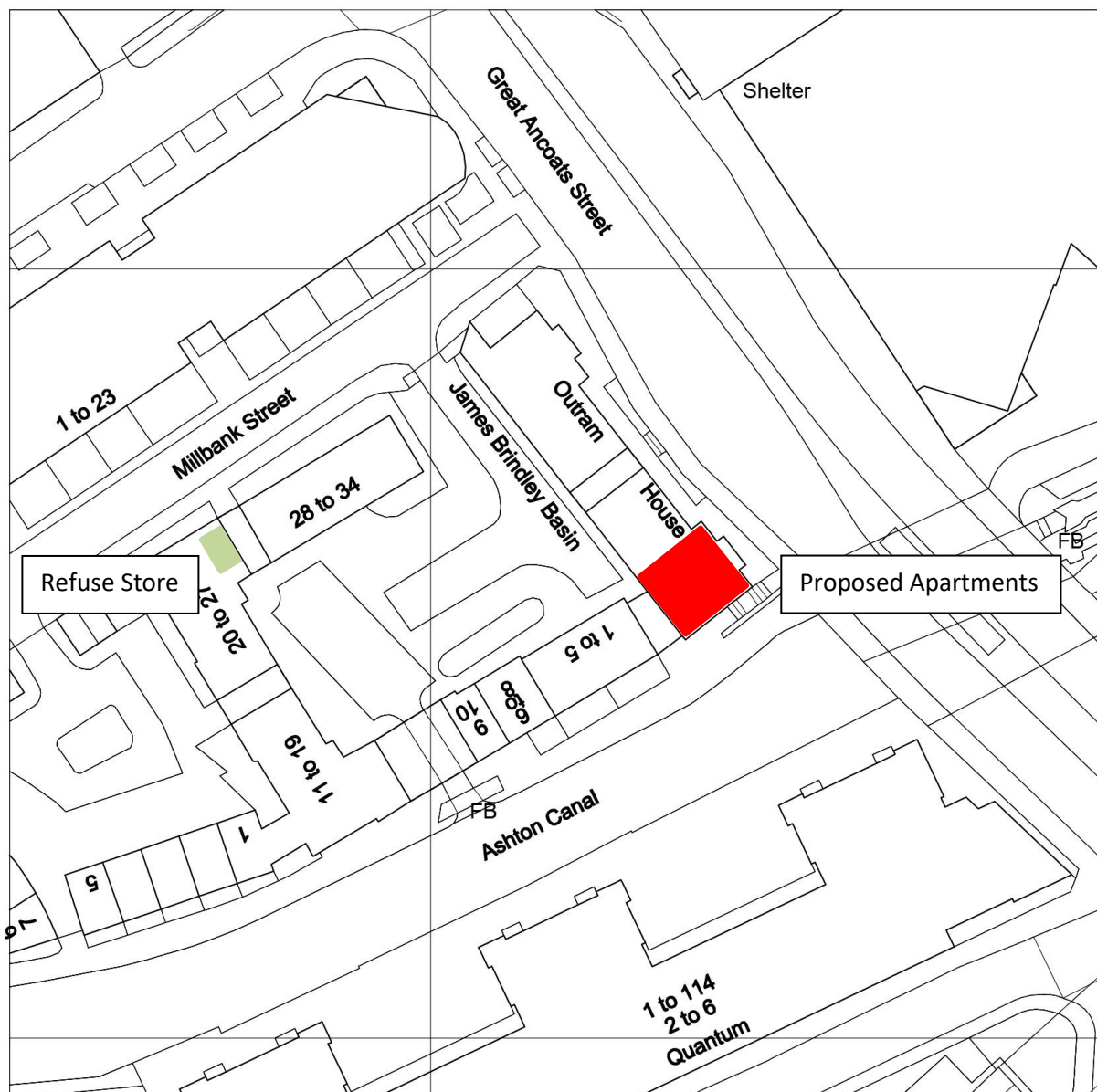
- Reconfigured as MPP PCB
- Highweight for secure installation
- Horizontal slot system for approximating installation
- Fits within a 200mm deep false ceiling
- Integrated digital controller for simple and accurate commissioning
- Plug and play controls, Manual
- BMS compatibility
- 10 inputs (light switch)
- Horizontal slot system
- Accurate feedback system for reduced feedback noise
- Accurate, Top flow system for reduced feedback noise



Condition 2_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.

The Outram House Waste strategy is existing and dictated by the site management company. It is based on a central refuse store which contains waste and recycling containers located across James Brindley Place at Ground Floor level as indicated below. The store houses 3no 1100l bins for general waste (emptied every seven days), 2no 1100l bins for cardboard (emptied every fourteen days) and 1no 1100l bin for plastic/ metal (emptied every fourteen days). It currently serves 34 one bed apartments. The Management Company have confirmed there is >180litres spare capacity for both waste and recyclables for the two new dwellings.



Site Layout

The facility is lockable with access for residents only. It is managed by the on-site Caretaker who also presents the bins for collection within the Courtyard on allocated days.



Waste Storage

Within the apartments 60litres of Waste storage is proposed with a dedicated under counter unit in the kitchen to allow the segregation of general waste, mixed dry recyclables and organics for composting.

3_ Prior to first occupation a scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs, which shall include details of the arrangements to be put in place, shall be submitted to and approved in writing by the City Council as local planning authority. Any scheme approved in discharge of this condition shall be operational at all times that any residential units are occupied.

For residents with a vehicle, information regarding the Permit Parking Scheme on Millbank Street will be provided with each dwelling.

www.parklet.co.uk offers the opportunity to rent parking spaces from other residents. The closest advertised space is located in Oxygen Tower although it is currently let.

Pay and Display parking is available on Shore Street 150m from Outram House with charges between 8am till 8pm, seven days a week. Tickets can be purchased by phone with 'all weekend' (Sat and Sun) tickets also available.

Contract parking is available at the Manchester Store Street NCP Car Park 250m to the East of Outram House which offers 406 spaces on annual, quarterly, monthly or daily tickets. Purchases can be made by telephone, online or using the NCP App.

An Enterprise Car Club sharing hub is located on Store Street offering vehicle hire by the hour. Residents will be provided with Membership details.

Hertz Car Hire at Manchester Piccadilly Railway Station offers daily and longer-term vehicle hire.

Details of the sustainable options are included within the Travel Pack information Conditioned below.

4) Before the development hereby approved is first occupied full details of a Travel Pack, which shall be provided by the sites management company to all residents of the building shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

In this condition a Travel Pack means a document which includes information regarding access to sustainable modes of travel, including walking/cycling routes to nearby transport hubs, access to cycle parking, access to car club schemes and all other sustainable modes of transport that are available and measures to be put in place for the updating of the information. Any Travel Pack which has been approved by the City Council as local planning authority shall be provided to all new residents upon occupation of the apartments for as long as the development hereby approved is in use.

HM Empire Estates has adopted a proactive approach to sustainable transport across their portfolio and historically encouraged residents to explore opportunities around their developments. Information has invariably been web based to ensure accurate, up to date service and travel times and the same philosophy is proposed for Outram House.

An annotated map is proposed in both electronic and paper form (framed and mounted in the lobby of each property) which will be reviewed (and updated as necessary) on a quarterly basis.

