

Fw: One Park Place - consultation comments 138302

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[REDACTED]

From: Nikki Sills [REDACTED]
Sent: 08 January 2024 11:08
To: Jennifer Atkinson [REDACTED]
Subject: FW: One Park Place - consultation comments

Hi Jen

United Living have reviewed the comments on the CMP and have provided some additional info set out below in blue.

Im hoping this is sufficient to allow you to condition the CMP.

Many thanks

Nikki

Nikki Sills
Divisional Director
MA (Hons) MSc MRTPI



South Central,
Suite 4E, 11 Peter Street,
Manchester, M2 5QR
T: 0161 667 0990

3rd Floor, 36-38
The Calls,
Leeds, LS2 7EW
T: 0113 532 7676

E: info@zerum.co.uk
W: www.zerum.co.uk

From: Paul O'Loughlin [REDACTED]
Sent: Monday, January 8, 2024 11:00 AM
To: Nikki Sills [REDACTED]
Cc: Lee Gould [REDACTED]
Subject: FW: One Park Place - consultation comments

Good morning Nikki.

Please see responses in blue below from our Andy of our Operations team. Hopefully, this addresses the points required sufficiently.

Please let me know if you need anything further.

Regards, Paul

Paul O'Loughlin
Pre Construction Design Manager
[REDACTED]
[REDACTED]

From: Nikki Sills [REDACTED]
Sent: Wednesday, January 3, 2024 10:20 AM
To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Cc: [REDACTED]
Subject: One Park Place - consultation comments

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Residential noise/overheating and Plant noise

I have reviewed the Miller Goodall letter dated 17th November and it just a brief confirmation note acknowledging that further assessment will be undertaken and the points we raised will be addressed as the design develops which is fine and we will review once the design has developed and the revised assessment submitted. There was no response to the comments regarding gym noise though so as previously stated, if a gym is proposed as part of the use class, then an assessment based on the ProPG gym noise acoustics guidance document dated March 2023 will be required and adopting the lower range of the G values stated in the document. **There maybe a gym for residents as part of the amenity space offered. This has not been decided yet.**

Plant – I have response to the consultant directly and we have agreed to use the lowest 15 minute measurement noise level for setting plant noise so this is to be based on an LA90 of 51dB

CMP

Hours - The hours have been amended which we can accept

Dust: reference to the Miller Goodall AQ report has been included and some elements of the recommended measures to control fugitive dust emissions from Appendix D of the report have been included but all of the

measures will need to be included directly within the CMP. This can be included as an appendix and referred to in the CMP text if this is easier.

All construction works where dust can and will be generated; Dust suppression system will be implemented, these are automatically fitted to all demolition plant, thus when required the system is operated from the machine.

Damping down of the site will be actively undertaken to maintain dust free, also road sweepers will be in place while wagons are removing spoils from site.

Complaints: I have just noticed that the complaints procedure is more concerned with complaints concerning the actual buildings and more for complaints between the client and the developer. The complaints section needs to include details of how complaints are addressed during the actual enabling and development work. This should include details of how complaints can be made, who is responsible, confirmation that complaints are recorded and actions taken are recorded and will be responded to within 12 hours. (reference to the 12-hour response time has been included in the updated CMP but it needs to refer to complaints during the development rather than post development)

We have a system in place where formal/ general complaints from adjacent building or general public. On the site hoarding we display the site managers contact number, Our main office contact number, Our UL complaints email address and also a barcode. The barcode is the most used as this is the simplest way, you simply scan the code and this automatically take you to the web page where you can log your complaint, this is then actioned with in 30mins from receipt. When the site is first set up contact is made with all adjacent buildings, this is to introduce the site team and also build a relationship, where regular contact can be made between all parties.

Noise and Vibration: I have reviewed the revised CMP and the noise and vibration control document and some elements of my previous comments have been addressed such as the proposed mitigation measures to be adopted on site but a lot of the document relates to noise and vibration impact to the construction workers under Health and Safety at work Act rather than control of noise and vibration to the wider environment and receptors so we still need the following information:

1. details of machinery and equipment to be used and their expected noise levels,

The first work activity will be to install the hoarding to the full site perimeter; this will also act as a sound barrier to the surrounding property adjacent to the full site. This will be installed by using a small forklift and hand tools; the noise level from this plant is less than a modern-day car. Following the erection of the Hoarding; (if the SI reports show's there are any ACM within the building) a small ACM unit will be placed on site and used to aid the removal of any ACM in line with HSE guidelines. Disconnection of all existing services will be undertaken, with certification issued pre-demolition. Demolition of the building will be undertaken with the use of a 22tone tracked machine such as a Komatsu PC490 HRD with a pincer attachment; this will allow the roofing sheet materials to be removed from the ground level and placed in one location ready for removal from site. All the steel and concrete columns can be cut through with the jaw action on the pincer's, this minimize noise and dust, The operating noise from this machine is around (71 dB(A) (ISO 6396) please see data sheet attached. This machine will also be used to load all waste into wagons to transfer from site. While the floor to the building is being lifted a watching brief will be carried out, all the concrete from the building will be crushed, due to the size of the site this will be in a twofold action, firstly once all the concrete is in one place the larger pieces will be broken by the use of the pincers before placing in to a crusher / grader with such as a The Finlay® I-140 tracked impact crusher has an advanced technological design that gives improved material flow through the machine to produce precisely shaped cubical end products in quarrying, mining, demolition and recycling applications. The high productivity, ease of maintenance and operation makes the machine an ideal solution for small sites which producers and contact crushing operators. The machine is built around a robust direct drive Finlay® CR032 Ø1270mm x 1220mm (Ø50" x 48") working noise between (71 dB(A) and (90dB(A) impact chamber crusher. Please see data sheet.

2. the identification of the noisiest activities and who these activities / work may impact, duration of these activities.

This will be the crusher and a 15tonne rolling compactor both working with the demolition contractor also the Agitator used with the piling contractor; this is a holding drum that enables any amount of wet concrete to be discharged as and when it is required – the Remixer basically keeps the concrete agitated so that it doesn't set. These are ideally suited for use with piling rigs and are available in 2 – 8 cubic metre capacities.

3. Identification of receptors.

The Adjacent buildings will hear some noise, however this is slightly more than a main road with heavy traffic, as you can see from the plant data sheets, the machines which are planned to be used, are very low noise machinery, also with the type of hoarding to be used, this also works as a vibration & sound absorbent material during the construction works.

4. the maximum site noise level and vibration levels at the site boundary particularly during the noisier activities.

This is the same as question 2; The vibration will be from the 22tonne tracked machine traversing up and down site; this will be nothing more than the traffic on the adjacent main road. The maximum noise level should never exceed (107 dB(A)). Monitoring stations will be placed round the site to monitor both Noise and vibration levels.

5. details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded, and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded. (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established.

Due to the proximity of the adjacent building the introduction of a fixed Noise / Vibration monitoring station will be attached to the hoarding on this elevation, company such as KP Monitoring (info@kpaacoustics.com) who are based on King Street Manchester. These have the facility to monitor 24/7; which is recorded on a cloud-based web site, also you can set levels to which you have agreed to work within; this will constantly be displayed on a wall mounted monitor in the site office. If and when the levels start to approach the limit, notification's will be sent to the agreed person, (All works will be suspended which are affecting the levels) the introduction of acoustic panels may have to be considered and installed in localised areas of the site to absorb sounds and thus prevent this passing through to adjacent buildings. We may also have to change the machine for this activity if needed which is approaching the agreed maximum levels .

Air Quality

I can accept the response

Ground Conditions

I can accept the response to my comments regarding the Phase I Desk study in relation to environmental ground conditions. We will await the phase II site investigation and review once submitted.

Many thanks

Nikki

Nikki Sills

Divisional Director

MA (Hons) MSc MRTPI





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