

ST MICHAEL'S



Condition 33 & 34 – for the St Michael’s Office Development (referred to as Phase 2 under the planning approvals).

Condition 33 – Rooftop Plant Fumes, Vapours, & Odours

Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

We are writing to confirm that the Heating, Ventilation, & Cooling (HVAC) system for the lettable office spaces and office circulation spaces in the No.1 St. Michaels Building consists of condensing units and air handling plant. Both will only take in external air and condition the air before moving around the building and extracting the same air from the building.

The office HVAC System will be completely independent of the HVAC and kitchen extract systems for the Rooftop Restaurant, Jacksons Row Restaurant, and the Bootle Street Restaurant. This is because these three restaurants will be completed to a shell and core standard, and the three restaurant operators will be required to install their own Building Services Systems and fit-out the commercial spaces.

On this basis, the Developer has notified the three restaurant tenants that it is their responsibility to seek discharge of Planning Condition 33.

The Developer will install a diesel generator at the rooftop level to provide backup to the life-safety systems only (i.e. sprinkler systems and fire alarm systems), and the diesel generator will only omit diesel fumes in the unlikely event of a power failure to the office building. The only other time diesel fumes would be omitted is during any short testing periods, which will occur bi-annually.

Condition 34 – External Rooftop Plant Noise

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 noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

The scheme should be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each part of the development, in order to secure a reduction in the level of noise emanating from the site.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

We enclose the following acoustic assessment in response to Planning Condition 34 relating to external rooftop plant noise for the lettable office and circulation spaces.

- 63068-MAI-ZZ-XX-RP-Y-0300 Plant Noise Acoustic Report: St Michaels

Similar to Condition 33, the Developer has only installed rooftop plant to service the lettable office space and office circulation space.

The Developer has therefore notified the three restaurant operators and any office tenants wanting to install any rooftop plant that they are responsible for seeking discharge of Planning Condition 34. Consequently, these tenants will submit the necessary information directly to the Local Planning Authority.