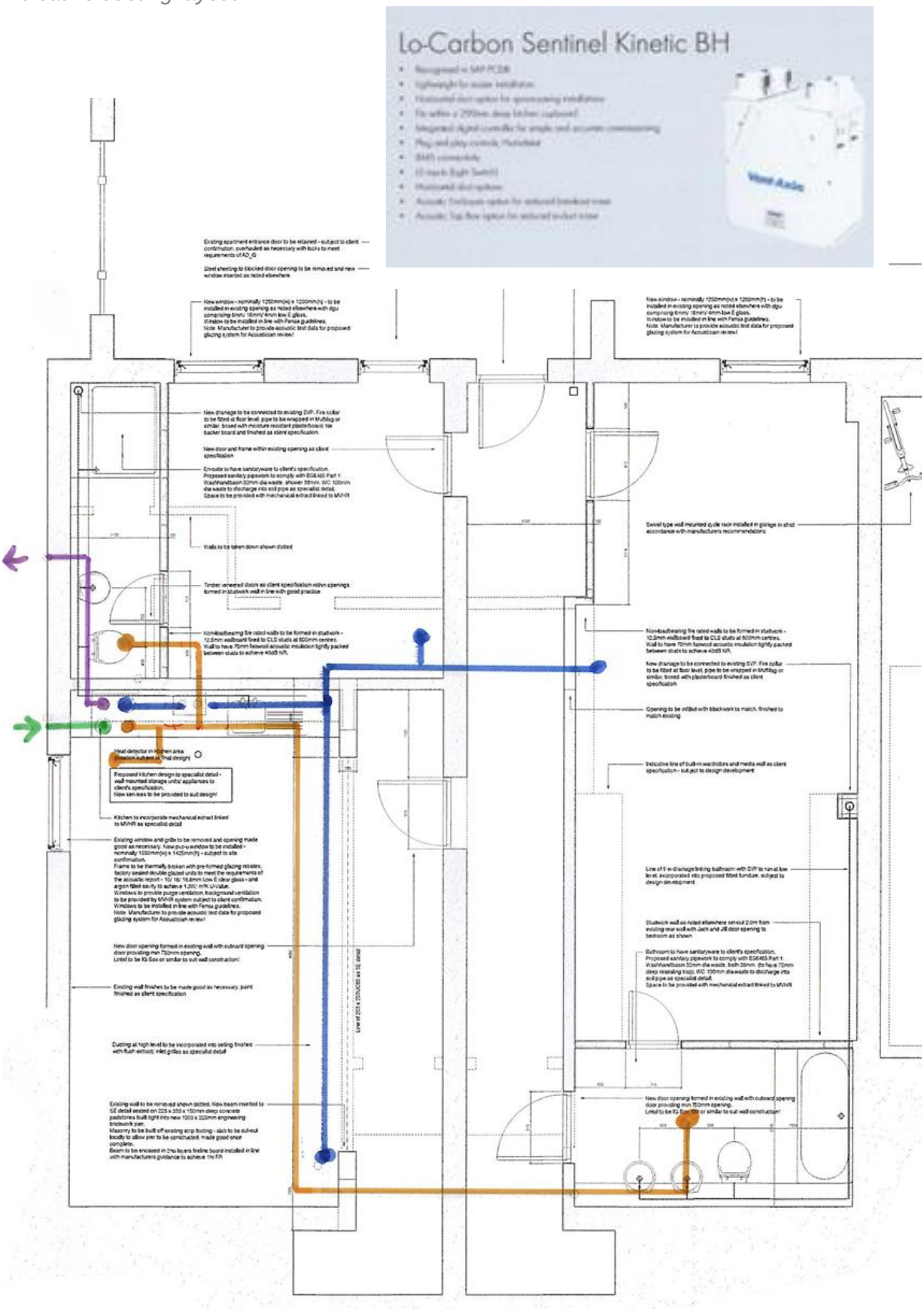
Statement in support of discharge of Conditions application for App No. 139421/FO/2024 for the proposed Change of use of lower ground floor commercial space (Class E) to 2 bedroom dwelling (Class C3(a)) at **8 Outram House, Piccadilly Village, Manchester M4 7AA**

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 lower ground floor at 8 Outram House, Piccadilly Village.

Condition 3_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

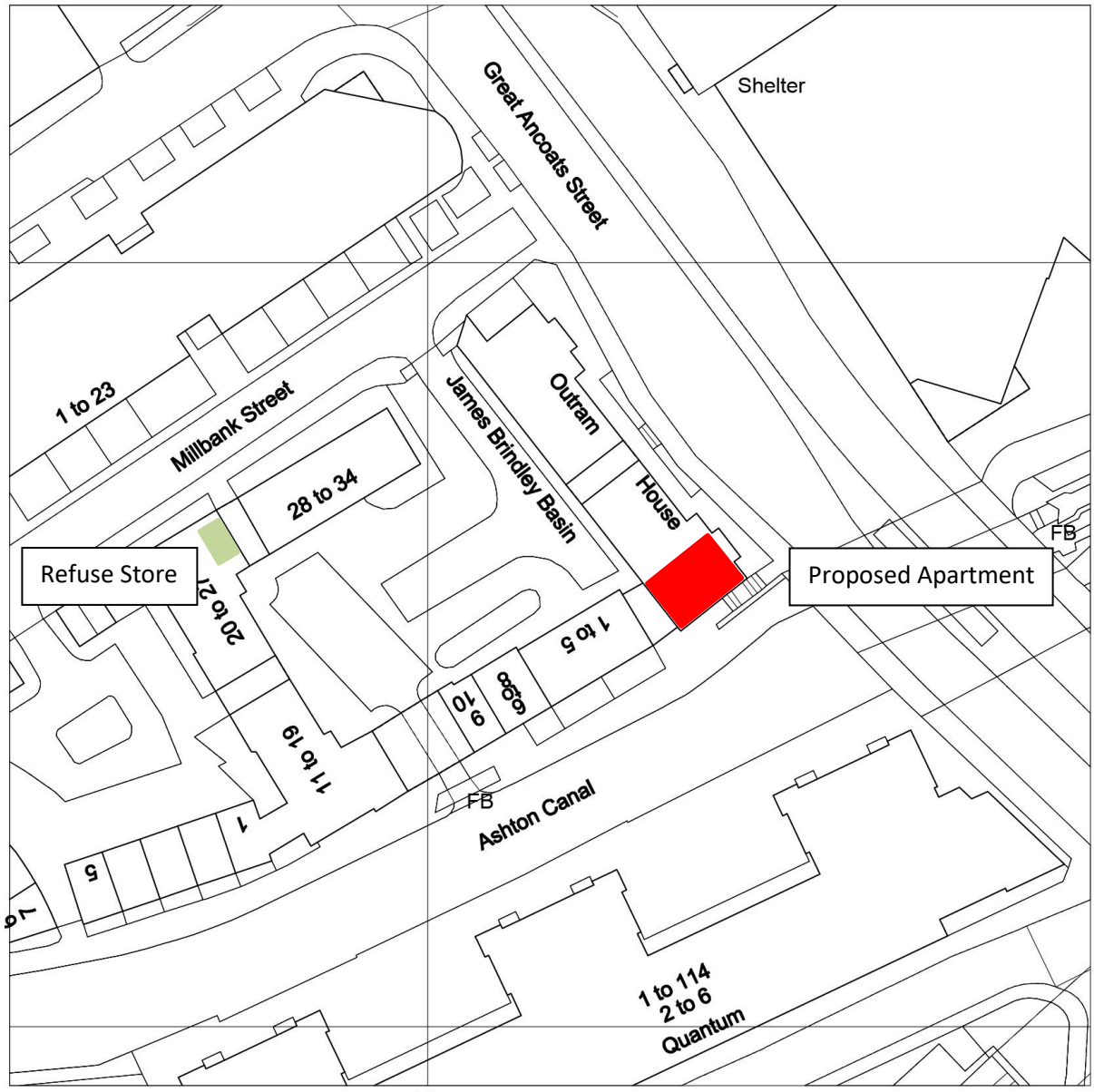
A noise survey was undertaken by Lighthouse Acoustics between 21 – 22.05.24 to measure L_{Amax}, L_{Aeq} and L_{A90} levels through a 24hour period (attached to this application). The results showed that levels consistently exceeded the internal noise limits described above – primarily based on road 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:
10/ 16/ 6.4mm factory sealed double glazed units to living room window
6/ 16/ 4mm factory sealed double glazed windows to bedroom windows.
New PVC-u frames with oversize glazing rebates are proposed as noted elsewhere.
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



Condition 4_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 capacity for both waste and recyclables for the new dwelling.



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

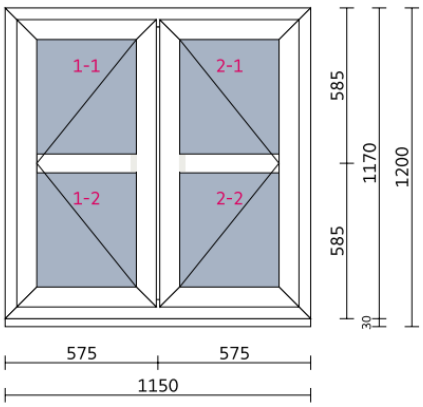
5_Notwithstanding the details submitted with the application, prior to the commencement of use hereby approved samples and specifications of additional external window materials shall be submitted to and approved in writing by the City Council as local planning authority. The window shall then be installed only in accordance with the approved details.

Existing window profiles vary across the buildings on James Brindley Basin but following dialogue with specialist sub-contractors the closest matching pvc-U extrusion was considered to be the REHAU TOTAL70C chamfered multi-chambered profile.

REHAU Connect

CAMPBELL & DUMVILLE

Outside View



Frame Size (W x H):	1150mm x 1170mm
Color Outside:	White (159)
Color Inside:	White (159)
Handle:	Standard, Lockable, White

Extract of Campbell and Dumville fabrication information Order no. 00004PN7-v1

The glazing specification required to meet the noise criteria set by the acoustician means that all the existing windows must be replaced. The new windows will feature multi point high security locking mechanisms, internal glazing beads and authentic astragal glazing bars.
The opening lights will feature easy clean hinges fitted to provide means of escape and ease of cleaning from inside the property.



72mm Profile cross section