Emily Booth

From: Sue Jones
Sent: 03 April 2024 09:19
To: Emily Booth
Subject: RE: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Hi Emily,

I'm good thanks, although busy due to Easter hols and taking leave, how about you?
So sorry I missed your deadline in the email.

Condition 8 Noise,
Thanks for the predicted noise level from the bakery oven, which falls below the criteria and so this part of the condition can be discharged.
In terms of plant for unit 1 block b, this part of the condition can be discharged.

Condition 31 waste
I have reviewed the collection frequency and this condition can be discharged.

Kind regards

Sue

Sue Jones
Neighbourhood Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ

External Tel: 0161 234 5004
email: sue.jones@manchester.gov.uk
website: www.manchester.gov.uk

We are now on X (formerly Twitter), for latest news and updates follow us @EnvHealthMcr

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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Tuesday, April 2, 2024 2:44 PM
To: EnvH Licensing <envh.licensing@manchester.gov.uk>
Cc: Sue Jones <sue.jones@manchester.gov.uk>
Subject: FW: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Hi Sue,

How are you?

Sorry to chase, but the fee return date for this one is 25 April so please send me your comments as soon as possible before then.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

Please note that Thursdays are a non-working day for me as long as this note remains on my emails.

Notice of upcoming leave –
5, 10, 12, 15 April 2023

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Emily Booth
Sent: Friday, March 15, 2024 3:08 PM
To: EnvH Licensing <envh.licensing@manchester.gov.uk>
Cc: Sue Jones <sue.jones@manchester.gov.uk>
Subject: FW: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Hi Sue,

Please can you take a look at the attached response to your comments on the above and let me know if Conditions 8 and 31 can be discharged before 24 March 2024 if possible.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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Notice of upcoming leave –
8th, 22nd and 26th March 2023

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Sent: Friday, March 15, 2024 2:20 PM
To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: RE: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

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Dear Emily,

Please see additional information below as requested.

Condition 8 noise
Looking at the condition it is in 2 parts, 1) the building and 2) the plant

1)The building/commercial premises - The acoustic report by Hann Tucker dated 24 May 2019 had predicted the noise transfer from the commercial to the residential based on the operational noise of the commercial at 90 dB(A). I am not familiar with the predicted noise from a bakery operation, they can have quite loud fans to the ovens and other internal machinery/plant and I am presuming that although the opening hours proposed in C11 are daytime the use of the premises will be outside these (probably early mornings, dough making, proving, baking before the premises opens). Therefore they will need to demonstrate the predicted operational noise levels will meet out criteria in the NSR's. Please provide an amended report.

The bakery only has one oven with a fan which is the bake-off oven and that is sub 85dB as shown on the attached specification. This level is only reached when the oven door is opened which happens for seconds at a time. Mixing is undertaken at 7am. The mixer used is smaller than the data attached but even this at its noisiest level is less than 70dB. The Provers are essentially normal fridges and are not permanently left on. The bakery is a small artisan bakery with few mechanical interventions and is not a factory style bakery.

2)They are not having any external plant and so this condition can be discharged for this unit. However, please confirm the Unit number this relates to. *This relates to unit 1 of Block B.*

Condition 31 waste - commercial.
The plans show 2 x 1100l bins for general and recyclable waste streams but the collection frequency is not given. Please provide this.

This information is in the covering letter for the application which confirms that waste will be collected as follows:

- Service 1 – General waste collected once per week.
- Service 2 – Recycling collected once per week.

Please let us know if any additional information is required.

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI
CONSULTANT

Direct Dial : 01625 442789
Mobile : 07895 363054
Email : WSypnicka@emeryplanning.com

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From: Wiktoria Sypnicka
Sent: Friday, March 15, 2024 11:00 AM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: RE: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Hi Emily,

We are just liaising with the client and will come back to you as soon as possible.

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI
CONSULTANT

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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Tuesday, March 12, 2024 3:38 PM
To: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Good Afternoon Wiktoria,

Please see the following comments made by our Environmental Health Service:

Condition 8 noise
Looking at the condition it is in 2 parts, 1) the building and 2) the plant

1)The building/commercial premises - The acoustic report by Hann Tucker dated 24 May 2019 had predicted the noise transfer from the commercial to the residential based on the operational noise of the commercial at 90 dB(A). I am not familiar with the predicted noise from a bakery operation, they can have quite loud fans to the ovens and other internal machinery/plant and I am presuming that although the opening hours proposed in C11 are daytime the use of the premises will be outside these (probably early mornings, dough making, proving, baking before the premises opens). Therefore they will need to demonstrate the predicted operational noise levels will meet out criteria in the NSR's. Please provide an amended report.

2)They are not having any external plant and so this condition can be discharged for this unit. However, please confirm the Unit number this relates to.

Condition 31 waste - commercial.
The plans show 2 x 1100l bins for general and recyclable waste streams but the collection frequency is not given. Please provide this.

Please provide this information as soon as possible.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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Notice of upcoming leave –
8th, 22nd and 26th March 2023

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Sent: Tuesday, February 27, 2024 4:02 PM
To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: CDN/24/0070 - Land off Oldham Street and Spear Street

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Hi Emily,

We will be submitting an application to discharge conditions 29 (signage strategy for the whole site) and 31 (waste strategy for Unit 2, Block B) under separate cover in due course. Condition 19 (BREEAM) will also be dealt with separately.

On this basis, please could you confirm whether all conditions submitted under this application can be discharged?

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI

CONSULTANT

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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Tuesday, February 27, 2024 1:38 PM
To: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: [EXTERNAL] - FW: CDN/24/0070 - Land off Oldham Street and Spear Street

Good Afternoon Wiktoria,

Please see attached email. Can you firstly please advise if we are including Condition 29 as time is running out to assess this. I sent you the attached email last week, but haven't had your response.

The only consultation response that I have received so far is from Highway Services who have confirmed that they have no comments on Condition 31

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Wiktoria Sypnicka <WSypnicka@emeryplanning.com>
Sent: Monday, February 26, 2024 9:50 AM
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Caroline Payne <CPayne@emeryplanning.com>
Subject: CDN/24/0070 - Land off Oldham Street and Spear Street

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Good morning Emily,

Please could you advise whether you require any further information to discharge the conditions submitted under the above application? We note the determination deadline is 29th February so would be grateful if you could let us know as soon as possible.

Kind Regards,

Wiki Sypnicka BA (Hons) AssocRTPI
CONSULTANT

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