

Manchester City Council,
Town Hall,
Albert Square,
Manchester,
M2 5DB

17th November 2023

Dear Manchester City Council,

As part of the planning application for the development of a site located at One Park Place, Manchester, M4 4EZ (application ref: 138302/FO/2023), we have received the following comments from the EHO.

“Residential noise/overheating

I have reviewed the Miller Goodall assessment dated 6 th October 2023 reference 103056 and the Futureserv TM59 Overheating assessment dated 29th September 2023 and I have the following comments: 1. A glazing scheme has been proposed based on the façade noise levels established by the background noise survey which we can accept. 2.A scheme of MVHR will be required for each apartment and the details of the proposed scheme will need to be submitted once selected 3.Once selected, the system will need to be assessed and a report providing to confirm that when in full use, including during any boost function the MVHR will not lead to an exceedance of the internal noise criteria as stated in the above condition 4.We will need an assessment and recommendations providing for the insulation of any façade penetrations to ensure that any penetrations do not compromise the integrity of the façade and lead to noise ingress.

In addition, 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.”

We note the residential glazing scheme has been accepted. MVHR is required for ventilation purposes and when equipment selections have been made, they will be assessed against appropriate standards and guidance documents to ensure an appropriate level of internal amenity is achieved for residents. This will include recommendations for ensuring penetrations do not compromise the acoustic integrity of the façade.

At this stage, the design has not been developed sufficiently for the assessment to be undertaken, but the assessments will be undertaken in due course.

“Plant

The Miller Goodall assessment has included recommended plant noise limits based on the background noise survey. However, the background noise levels seem very high during the later hours up to 01:00. We will need the details of the background noise survey providing for review. It is assumed that the

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plant has yet to be selected so we will require an assessment of the plant in relation to the plant noise limit once agreed. The substation will also need to be included as part of the assessment."

We have contacted Graeme Souter, an environmental protection officer to discuss the noise survey works undertaken and propose a solution but, to date, no response has been received. The survey periods were agreed with the Council before the survey was undertaken. As noted in the comments, mechanical services plant selections have not yet been made so cannot be assessed but this shall be done following the selection of mechanical services and agreement of plant noise limits with the Council.

The requirement to include the substation within this assessment has also been noted but as with the comments on residential noise/overheating, the design has not been developed sufficiently for the assessment to be undertaken, but the assessments will be undertaken in due course.

I trust this addressed all of the issues raised by the Council at this stage. However, if you require any further information or have queries, please don't hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jo Lacy', with a long, sweeping horizontal line extending to the right.

Jo Lacy
Senior Acoustic Consultant