

Emily Booth

From: Laura Miller
Sent: 30 October 2023 09:05
To: Emily Booth
Subject: Re: 70GBS CDN/23/0395 - Condition 13a

Hi Emily,

I have read the updated technical note and this is sufficient to partially discharge condition 13, we need to see the post completion report before it can be fully discharged.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Environmental Protection Officer
Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: laura.miller@manchester.gov.uk
website: www.manchester.gov.uk
Telephone: 0161 234 1742
Internal: 31742

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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: 18 October 2023 08:37
To: Laura Miller <laura.miller@manchester.gov.uk>
Subject: FW: 70GBS CDN/23/0395 - Condition 13a

Good Morning Laura,

How are you?

Please see attached information submitted to address your comments on the above. Please can you let me know if this is acceptable 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 –
27 to 29 September 2023 (inclusive)
30 and 31 October 2023

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

From: Jay Patel <jay.patel@savills.com>
Sent: Wednesday, August 16, 2023 9:52 AM
To: Emily Booth <emily.booth@manchester.gov.uk>; Sophie Moore <sophie.moore@savills.com>
Subject: RE: 70GBS CDN/23/0416 C11

Hi Emily

Hope you have had a nice holiday.

Further to the below and in relation to condition 13a (Plant Noise), please find attached an updated Technical Note prepared by BWB. In summary, the updated assessment demonstrates compliance with Condition 13 without the requirement for further mitigatory measures.

As such, it is considered that there is sufficient information provided to allow the partial discharge of CDN/23/0395 (with Planning Conditions 13 partially discharged pending submission of the commissioning test reports upon completion of the build, as required under the same condition).

In relation to C11 (green/brown roof), I have reattached Sophie's email to you for convenience – hopefully this allows discharge of 9b (CDN/23/0394).

Please let Soph or I know if you need anything else in relation to this.

Jay

Jay Patel
Director
Planning

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Tel : +44 (0) 161 602 8258

Mobile : +44 (0) 758 588 9283

Email : jay.patel@savills.com

Website : www.savills.co.uk



From: Emily Booth <emily.booth@manchester.gov.uk>

Sent: 19 July 2023 14:53

To: Sophie Moore <sophie.moore@savills.com>

Cc: Jay Patel <jay.patel@savills.com>

Subject: RE: 70GBS CDN/23/0416 C11

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Good Afternoon Sophie,

It is thank you and I hope it is with you too. I have provided an update below. I will make sure I email Jay and will copy you in.

I hope you have a lovely holiday.

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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8 to 24 August 2023 (inclusive)

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

From: Sophie Moore <sophie.moore@savills.com>

Sent: 19 July 2023 13:21

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Jay Patel <jay.patel@savills.com>

Subject: RE: 70GBS CDN/23/0416 C11

Good afternoon Emily,

Hope all is well with you. I am on leave from tomorrow until 31st July but Jay will be around. I wondered if you have an update on our live DoC applications before I go?

1. CDN/23/0456 – Condition 10 a,b,c – Public Realm and Pavements – [York stone is welcome and considered a quality material for the pavements. However we are awaiting comments from Highway Services.](#)

2. CDN/23/0416 – Condition 11 – Travel Plan – [We are still waiting for comments from Travel Change](#)
3. CDN/23/0395 – Conditions 12a and 15b – Noise (External Equipment and the Use) – [Our Environmental Health Service have confirmed the following:](#)

The information submitted is satisfactory to recommend the discharge of condition 15b.

However, the information submitted in relation to condition 13a is insufficient.

They have stated that a 1.5m high barrier is required on the roof due to our noise criteria being exceeded for the smoke shaft at the noise sensitive receptors to the west and south west of the site. They need to provide more details with regard to the location and the detailed design including the minimum specifications for the screen, in order to show compliance with the noise modelling in section 5 of the acoustic report. There is a drawing showing the rooftop plant layout in the appendix but the text is illegible and it does not include the proposed screen.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

We can email you to confirm the current status of 15b if this would be useful.

4. CDN/23/0394 -Condition 9b – Biodiversity

The following comments have been received from GMEU:

The information submitted in relation to condition 9 states that “Both green and brown roof areas require relatively large areas of uninterrupted roof to be viable”. As far as we are aware there is not a minimum size required for a green or brown roof and since you can build one on a garden shed this doesn’t appear to be a valid reason for not including one. However, the document also states that “minimum necessary access zones” are needed on the roof.

Please confirm the space needed for access and the space left for a green or brown roof and why this space is needed, what legislation, policies, consents etc. require this.

I note the standard consultation periods for DoC 10 and 11 end on Friday with those for 12, 15 and 9 having already passed.

Please let me know if you need anything else.

Many thanks,

Sophie

Sophie Moore BA (Hons) MCD MRTPI
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Mobile : +44 (0) 7866 822 607



Email : sophie.moore@savills.com

Website : www.savills.co.uk



From: Emily Booth <emily.booth@manchester.gov.uk>

Sent: 12 July 2023 11:49

To: Sophie Moore <sophie.moore@savills.com>

Cc: Jay Patel <jay.patel@savills.com>

Subject: RE: 70GBS CDN/23/0416 C11

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Hi Sophie,

I've looked into this and the information apart from the application form had been made sensitive so wouldn't be shown on Public Access. We have now changed this to public so you will now be able to see them as will consultees. As highway services use the same software that we do they could see the information anyway and have confirmed that the submitted Travel Plan is considered sufficient to discharge the associated condition. We are just waiting for comments from our Travel Change Team.

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
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