

RE: 138974/FO/2024

Tom Flanagan <tom@paulbutlerassociates.co.uk>

Thu 2/8/2024 2:37 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

 1 attachments (266 KB)

combinepdf (68).pdf;

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Hi Max

Please find attached the Waste Strategy Proforma with the plan attached.

I can confirm that there is no external area to be incorporated into the change of use proposals, and no plant or extract equipment proposed.

Thanks,

Tom

Tom Flanagan MTCP MRTPI
Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

m: 0781 256 9682 | t: 0161 835 3530 | e: tom@paulbutlerassociates.co.uk | w: www.paulbutlerassociates.co.uk

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: Monday, February 5, 2024 4:25 PM

To: Tom Flanagan <tom@paulbutlerassociates.co.uk>

Subject: Re: 138974/FO/2024

Hi Tom,

Please see below the conditions requested by the EHO. There are some outstanding pieces in **red** of information that can either be provided now or discharged at a later date.

1.HOURS1

Premises opening hours

The premises opening hours shall be agreed in writing by the City Council as local planning authority prior to occupation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

*The hours sought for the proposed are acceptable.

2.HOURS2

Deliveries to commercial premises

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, and no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

3.REF

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.

Reason - In the interests of amenity and public health.

*I have reviewed the waste strategy and volumes and waste streams appear sufficient, however the reference to the plan of the waste is not submitted with the application.

4.NSE1

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

*I have reviewed the Sandy Brown Planning Condition 14 Discharge Report dated 27 April 2023 and they have:

- Assumed Rw+Ctr 28 dB for the glazing to the commercial.
- Airborne sound insulation tests for the floor between the commercial units and apartments were measured between DnTw+Ctr 55 dB and 60 dB for the commercial units.
- 10 dB below background at the NSR criteria used (limits at the NSR set out in Table 1)
- Maximum internal sound pressure levels (LFmax) limited to 5 dB above those set out in Table 2

Table 2 extract from report:

Period	Maximum operational noise limits, L_{eq} (dB)							L_{Aeq} (dB)
	Octave band centre frequency (Hz))							
	63	125	250	500	1k	2k	4k	Overall
<i>Gym</i>								
Daytime (07:00-23:00)	83	90	84	89	87	81	79	91
Night-time (23:00-07:00)	83	81	76	80	87	81	76	89
<i>Commercial unit 01</i>								
Daytime (07:00-23:00)	84	81	81	82	76	75	79	84
Night-time (23:00-07:00)	81	81	76	80	76	75	76	83
<i>Commercial unit 02</i>								
Daytime (07:00-23:00)	84	81	75	80	79	75	74	83
Night-time (23:00-07:00)	84	81	75	80	79	75	74	83

This is sufficient to discharge part a) of the condition for the Yoga and Pilates uses.

I wasn't sure whether to add NSE 6 (external plant) as it has not been mentioned in the report, but may apply. The same for FUME as the studio's wouldn't require it but the use class in general could. There is also an external area condition on the original application but I can't see one proposed here. Please clarify whether any plant or extract equipment is proposed, as well as if an external area is to be incorporated into the development.

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Tom Flanagan <tom@paulbutlerassociates.co.uk>
Sent: Friday, February 2, 2024 12:58 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138974/FO/2024

Hi Max

The architect has been on leave but may be back now. I will chase this up.

Kind regards,

Tom

Tom Flanagan MTCP MRTPI
Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Friday, February 2, 2024 12:51 PM
To: Tom Flanagan <tom@paulbutlerassociates.co.uk>
Subject: Re: 138974/FO/2024

Hi Tom,

Is there any update here?

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Monday, January 22, 2024 9:20 AM
To: Tom Flanagan <tom@paulbutlerassociates.co.uk>
Subject: Re: 138974/FO/2024

Hi Tom,

Thanks for getting back to me.

Please look in to incorporating internal storage for two bicycles per unit.

Best,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

Location address: Town Hall Extension, Level 6.

From: Tom Flanagan <tom@paulbutlerassociates.co.uk>
Sent: Friday, January 19, 2024 5:53 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: 138974/FO/2024

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Hi Max

There is no cycle parking provision allocated to the commercial units.

This is in accordance with the original planning approval.

Have a good weekend also.

Kind regards,

Tom

Tom Flanagan MTCP MRTPI
Director

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Friday, January 19, 2024 1:52 PM
To: Tom Flanagan <tom@paulbutlerassociates.co.uk>
Subject: 138974/FO/2024

Good afternoon Tom,

Highways have asked if you can clarify the cycle storage provision for both units.

Have a pleasant weekend.

Best,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

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