

Topic	Comment / Proposed Condition	Response
EHO	I have reviewed the Sweco noise assessment reference NV-SWE-XXX-XXX-RP-YA-0001 dated 28th April 2023 and I have the following comments Commercial / retail use 1. The assessment has been based on an internal limit of 80dB and recommends that the external door is kept closed for the majority of the time. We would recommend a lobbied door system to ensure that noise breakout does not occur when customers enter or leave the premises and to ensure the recommendation is effective and practical. . not intend installing a lobbied door set so the assessment will need to be revised to confirm the predicted rating at the receptors with the doors open. 2. The assessment will need to include assessment of break in and noise transfer to the office space above. 3. We will need the calculations providing to demonstrate how the rating has been predicted including reductions used for distance. 4. We will also need details to confirm how the internal noise level recommended will be set and subsequently controlled	This comment relates to the assessment of noise break out from the retail / café – bar unit to nearby receptors. This assessment was based on a typical indoor noise level that accounted for typical commercial use without loud amplified music (note that this is not an indoor noise limit). The assessment demonstrated that commercial activity noise break-out to outdoors is 15 dB below the proposed activity noise limit at the closest receptor, demonstrating that activity noise break-out is not a significant constraint. Calculations have been carried in accordance with BS EN 12354-4: 2000 and ISO 9613-2, through use of the Cadna/A software package. Activity 03 noise level contours are presented within Appendix 5 of report ref. NV-SWE-XXX-XXX-RP-YA-0001. No control on indoor noise is proposed or required. This has been addressed in our updated noise assessment. In summary a review of the proposed floor and external wall constructions were determined to be sufficient to mitigate the retail noise levels such that the overall internal noise design targets (NR 38) within the mezzanine floor space will not be exceeded. This is based on the understanding that the proposed noise control measures are adhered to e.g. minimum flanking sound insulation performance of 53 dB Dnf,w for vertical adjacencies. Please see Section 6.2.5 of the noise report for full detail
EHO	Office Space 1. Glazing recommendations and façade performance have been recommended. The final glazing scheme will need to be submitted to the consultant for review and an updated memo submitting to confirm the details, performance and suitability 2. The report will also need to confirm the proposed NR rating / limit the design is aiming to achieve for the office space	An outline assessment of noise ingress was presented in Sweco report ref. NV-SWE-XXX-XXX-RP-YA-0001. Outline specifications for the façade were recommended with the aim of achieving British Council for Offices indoor noise level guidelines. These outline specifications will be confirmed as the design progresses to ensure that the indoor noise environmental is appropriate for the intended use. The indoor noise environment with the proposed development is an issue of design quality and does not affect the surrounding environment. Therefore, further submissions to the local planning authority are considered to be unnecessary and not relevant to planning.
EHO	Vibration 1. A vibration assessment has been undertaken and it has been established that reradiated ground borne vibration will exceed the limit in the office space. Early indicative mitigation measures have been discussed in the report but it is understood that the mitigation measures to protect against vibration from the tram lines are under review. The final proposed scheme and assessment will need to be submitted once finalised.	An assessment of vibration and ground-borne noise due to tram movements was presented in Sweco report ref. NV-SWE-XXX-XXX-RP-YA-0001. Recommendations were developed with the aim of achieving British Council for Offices vibration and indoor ground-borne noise level guidelines. This assessment identified the risk of ground-borne noise level guidelines being exceeded without mitigation and is currently under consideration by the Client and design team. The potential effects are limited to the future building occupants. The proposed development is not expected to result in adverse effects due to vibration or ground-borne noise from trams at any nearby sensitive receptor
EHO	Gym A response to the previous application confirmed that a gym does not form part of the proposals. If this intention has since changed and a gym is be included as part of the revised scheme, then assessment of the gym will need to be undertaken based on the ProPG gym acoustics guidance document dated March 23. Assessment of entertainment noise from the gym such as music associated with gym classes will also be required if a gym is now to be included	There is no gym included in these proposals, this will be a wellness suite.
EHO	Plant The above Sweco assessment includes a plant noise assessment and I have the following comments: 1. Assessment of plant servicing the offices has been based on a limit at receptors for office hours of 07:00 to 19:00 with potential reduced power mode start up from 06:00. The applicant will need to confirm these hours. 2. It is also recommended that a brief updated background noise assessment is undertaken to include assessment when construction noise is not taking place in the vicinity (Victoria Phase 1) to confirm the background noise is representative and the limits in table 4-1 are still applicable. 3. Early indicative mitigation control measures have been included in section 5.3.1 of the report: a)All HVRF condenser units will be installed with bolt-on acoustic kits, such as those provided by Ambient Acoustics Ltd. Literature for these acoustic kits states that an overall 8 dBA reduction will be achieved for each unit. b)The proposed building structure includes an imperforate screen around the level 11 plant area that is 5.0m in height relative to floor level. This imperforate screen will incorporate Class A Acoustic Absorption to all plant-facing elevations to mitigate reverberant build-up or acoustic reflections. c) All AHU ductwork terminating to atmosphere will incorporate in-line duct attenuation specified such that duct borne noise emissions do not contribute to the existing background noise level at the nearest receiver locations. Final specifications for these attenuation measures will be developed as the internal mechanical design is finalised. The performance and construction requirements of the screen will need to be provided along with the performance, size and examples of the attenuators specified. The ASHP selection will need to be reviewed and suitability confirmed with regard to recommendation c) above. 4. We will also require calculations to demonstrate how the predicted rating of the plant has been determined including reductions used for distance to the receptors, mitigation and also cumulative operation calculation included in the rating table 5. Recommendations for any necessary acoustic performance of the façade louvres and specification will be required 6. Finally, we will require assessment of any external plant and Kitchen Extraction system associated with the retail use, cafe and the potential kitchen on the upper floor. Assessment should also include the cumulative use of the retail and kitchen plant with the office space Air handling equipment. 7. We will need an assessment of the emergency generator once known to ensure that when in use it does not operate greater than 10dB above the background. A scheme for emergency generator testing will need to provided to confirm the times, days and duration of testing. 8. An assessment of noise from the proposed substation will also be required under this condition and be subject to the same criteria. Depending on its location,	This was discussed internally with the MEP team who have confirmed that based on the current design proposals that the plant operation times above are correct. An outline assessment of noise from building services systems was presented in Sweco report ref. NV-SWE-XXX XXX-RP-YA-0001. Outline specifications for noise control were developed accounting for the primary building services systems anticipated at this stage. These outline specifications will be confirmed as the design progresses to ensure that outdoor building services noise limits are achieved, accounting for the operating hours of each system. We anticipate that a planning condition will be imposed that requires a defined building services noise limits to be achieved in line with the comments received. Such a condition was imposed on the outline planning consent (condition 36 of application number 111777/FO/2016/C1).
EHO	Air quality I have reviewed the Miller Goodall Air Quality Assessment dated 23rd March 2023 and I can accept the content. However, we will still require details of the clean air intakes to be installed which should include specification, performance, location and a maintenance scheme detailing inspection, servicing, cleaning and replacement intervals and comment to confirm who is responsible for ongoing and future maintenance	Noted: to be covered by an appropriately worded condition

EHO	United Utilities Following our review of the proposed site layout, we can confirm that the proposal is not acceptable to United Utilities as proposed features appear to be located in close proximity to our Combined Sewer Overflow. Until such time as the applicant has resolved all concerns regarding the proximity of proposed development to our asset(s), our position is that we must OBJECT to the proposal. To discuss the proposal in relation to our wastewater asset(s) we recommend the applicant contacts our Developer Services team by email at WastewaterDeveloperServices@uuplc.co.uk. If direct communication, between the applicant and our Developer Services team, results in an acceptable solution to address our current objection, the applicant must submit any agreed details to the Council for formal consideration. It is the applicant’s responsibility to ensure that the Council have all information that is relevant to their application	The details of the proposed layout have been discussed with United Utilities by way of the condition discharge process (CDN 23 0229) for the 2022 planning consent for New Victoria Office. The details of the scheme remain unchanged and the removal of their objection (shown in the attached) should also be applied in this instance as the details are unchanged.
Highways	Changes will be required to the Traffic Regulation Orders in the vicinity of the development. There should be a review of the restrictions to confirm whether additional parking restrictions are required, as well as ensuring adequate parking restrictions remain in place. This will help to discourage pavement parking associated with the development and therefore assist in improving the quality of the surrounding public realm.	We are happy with the above and this will be dealt with through the S278 process – recommend this is addressed at this stage by an appropriately worded condition.
Highways	There should be no trees in planters. Trees in the highway should be plated into the footway. Please can the plans be amended accordingly.	The proposed trees within the landscaping strategy are shrubs set in ornamental planters which provide the ability for not only making the external areas more attractive but provide greater opportunities for increasing the biodiversity levels on site. Furthermore, please see attached utilities plan which demonstrates insufficient clearance for street tree planting in the external areas of the site. We would not be able to plant the trees within the footway due to utility clashes as well as access to the footway being required if windows needed to be replaced. See attached correspondence confirming this position with MCC Highways.
Highways	With regard to any building overhang, we seek confirmation that sufficient headroom is provided for pedestrians and cyclists as well as sufficient clearance from the edge of carriageway (minimum 0.45m). If the building overhangs the adopted footway by more than 0.35m then an oversail licence would be required.	The external walkway has headroom of 4750mm providing sufficient headroom for pedestrians and cyclists, see SK003 for details. We confirm that the building does not oversail the property boundary.
Highways	Any doors opening outwards onto walkways/footway are not supported unless they are designated as fire doors. Can you clarify and amend the drawings accordingly?	Only fire doors open outwards from ground floor onto walkways. Please see amended drawings attached to reflect changes to non-fire doors so that these open inwards.
Highways	Highways recommend that minimum 2m wide footways are retained to the building's northern boundary along the car park access road. Proposed planters or other street furniture on the adopted highway or placed on private land should also retain at least 2m wide footway clearance.	Please see amended ground floor plan which is now consistent with the landscape GA which was submitted with this application. Please note that the area of land in question is outside of the Applicant’s Ownership and is outside the Applicant’s red line boundary and has therefore been delivered as part of the Phase 1 Residential scheme. The footway leading into the site is private and doesn’t need to reach the minimum 2m requested. The width of this pavement is however sufficient for its intended use as a route into the cycle store from the north. The width is also informed by the need to provide sufficient space for cars entering / exiting the basement car parking for the adjacent residential scheme. The remaining areas have at least 2m wide footway clearance. We have ensured that the footways within the highway land is a minimum of 2m’s as per the attached drawing.

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