Emily Booth

From: Laura Miller
Sent: 05 January 2024 16:00
To: Emily Booth
Subject: CDN/23/0844 - Discharge of conditions 4 (Light), 6 (Plant Noise) and 8 (Air Quality) - 40 Princess Street Manchester M1 6DE

Hi Emily,

Happy New Year.

Condition 4 - They need to provide some more information on the lighting that has been installed, including the type/angle of the light fittings. Some of their lux readings are quite high due to interference from neighbouring lights but it not clear if the light is being reflected into windows, if it is then they may be exceeded the post curfew 5 Lux regarding light intrusion into windows. It also not overly clear from the report where the lights have been installed and where the readings have been taken. This condition can not be discharged at this stage.

Condition 6 - The acoustic report has identified that some plant items need to be turned off at night and others need to run at reduced duty at night to meet the noise limits. The report also states that not all plant was operational and a further assessment is required. Due to the noise criteria being exceeded mitigation is required as relying on plant being turned off is not a robust solution on its own (as human error could result in the plant being left on causing a noise issue). This condition can not be discharged at this stage.

Condition 8 - They have provided a summary of the construction phases measures that were in place. The original air quality report contained some specifications for gas boilers for the gym heating and hot water. They need to confirm that the boilers installed are as stated in the original air quality report and meeting the emission limits. This condition can not be discharged at this stage.

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

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