

Emily Booth

From: Laura Miller
Sent: 22 February 2024 15:25
To: Emily Booth
Subject: Re: CDN/23/0844 - 40 Princess Street - further info

Hi Emily,

I have looked at the information,

Condition 4 - Given the enclosed nature of the courtyard area and interference with existing lights their recommendation to turn their lights off between 11pm and 6am is accepted. I can recommend discharge of this condition.

Condition 6 - With the timers in place I can recommend discharge for the plant related to levels 8-10, the condition cannot be fully discharged until all the external is in place and tested.

Condition 8 - I can recommend discharge of this condition.

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

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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: 13 February 2024 08:43
To: EnvH Licensing <envh.licensing@manchester.gov.uk>
Cc: Laura Miller <laura.miller@manchester.gov.uk>
Subject: FW: CDN/23/0844 - 40 Princess Street - further info

Hi Laura,

How are you?

Please can you let me know if this information is now sufficient to discharge conditions 4, 6 and 8 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 –
19 and 23 February 2023

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

From: Don Murphy <don@paulbutlerassociates.co.uk>
Sent: Monday, February 12, 2024 5:08 PM
To: Emily Booth <emily.booth@manchester.gov.uk>
Subject: RE: CDN/23/0844 - 40 Princess Street

Hi Emily

Please see responses below to the various queries:

Condition 4 – Light Impact

Please refer to the attached updated External Lighting Report by KEYIS which corrects some errors in the previously issued version. The lighting consultant also responds to the queries raised as below:

They need to provide some more information on the lighting that has been installed, including the type/angle of the light fittings.

Please see attached data sheets (L2 & L3 Datasheet) for the fittings utilised on the side elevation, I have also attached the drawing of the approved design to evidence locations

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.

This would be extremely hard to measure due to the height of the windows on the neighbouring building and the light intrusion from the neighbouring lights however what we do have is the ability to switch the lights off at 11pm and re energise them at 6am via the timeclock if this will appease building control in regards to the curfew hours.

It also not overly clear from the report where the lights have been installed and where the readings have been taken.

On page 4 & 8 of the attached details where we have installed the lights and the reference points of where we took the readings from respectively which should be clearer

Condition 6 – Plant Noise

Sandy Brown Consultants have responded to the comments received as follows:

It is understood following discussion with the construction contractor that the plant equipment will automatically switch off outside of typical working hours for each floor via the BMS system. It is understood that there is also a secondary automatic switch off at 11pm (for example, if someone is working late in the evening and manually switches on the building services after these have automatically switched off).

The daytime and evening plant noise egress limits are predicted to be achieved. This, along with the above, is expected to be sufficient to allow partial discharge of Planning Condition 6 (required due to phased building occupation), until all plant is installed and commissioned.

Further measurements will need to be carried out once all plant is installed and commissioned, to demonstrate compliance with Planning Condition 6. As it stands, measurements have only been carried out to plant associated with Levels 8-10. It is understood that the other plant is not yet commissioned and ready for testing, therefore the planning condition can only be partially discharged at this stage.

Condition 8 – Air Quality

We can confirm that two STREBEL S-CBX 105 BOILER have been fitted (refer to attached specification information), and that as per the attached, the boiler offers NOx emissions of less than 24 mg/kWh which is within the <40mg/kWh emission limited identified in the approved Air Quality Management Strategy.

Let me know if you require anything further.

Thanks
Don

Donald Murphy BSc (Hons) MPLAN MRTPI IHBC
Director

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

Sent: Wednesday, February 7, 2024 3:00 PM

To: Don Murphy <don@paulbutlerassociates.co.uk>

Subject: CDN/23/0844 - 40 Princess Street

Importance: High

Good Afternoon Don,

I hope that you are well. I now have the following comments on the above application:

MCC Environmental Health have stated the following:

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 exceeding 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 cannot 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 the 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 cannot 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 cannot be discharged at this stage.

Please submit the above detailed information.

We will be determining this application on 14 February 2024.

Best Wishes,

Emily Booth
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Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
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Internal: 800 34193

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