Southgate & Sarabia ARCHITECTS

Our Ref: A23-023 2024-01-10 Proposed Apartment Building on Francis Road, Withington:

Dear Sir/Madam.

To accompany the following:

Revised Application for Approval of Details Reserved by Conditions 3 (Demolition) and 5 (Construction Management) attached to planning permission 134603/FO/2022

Please see the below summary of document updates and additional information provided in response to the particulars of the decision noted in the refusal letter for the previous discharge of condition application **CDN/23/0710**

Condition 3 - Demolition Management Plan

Comments Received:

"The further submitted information is insufficient to discharge the condition. No limits are provided for noise and vibration, only a suggestion that there would be a limit and action will be taken when the limits are met. As a reminder, the applicant should provide the following:

The DMP should include a more thorough section about the control of noise and vibration. As a minimum, this section should include details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities/ work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the nosier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded. (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established)

Complaints and consultation - Details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure."

Summary of revisions to the Demolition Management Plan (Revision 02) provided by the demolition subcontractor Booth Hill:

- Document Clarified as the Demolition Phase Plan
- Section 2.2.11 and 2.2.12 combined to cover Dust, Vibration and Noise.
- The information provided is expanded to include a proposed maximum noise level for general operations on site, details of the known machinery and equipment to be used on site, inclusion of sound level charts showing expected noise levels for activities, identification of sensitive noise level receptors and proposals for monitoring and managing activities by BPM to limit impact on these receptors, proposal details for use of vibration monitoring equipment and management in event of excessive readings, summary of other general noise, dust and vibration management methods and procedures with reference to the relevant British standards.
- Appendix A added containing Sound Level Charts from BS 5228-1
- Appendix K added containing the S81 approval letter.
- Document to be read in conjunction with the latest revision of the main contractors Construction Management Plan which includes additional information on the consultation process and complaints procedure.

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Condition 5 – Construction Management Plan

Comments Received:

"The further submitted information is insufficient to discharge the condition. No limits are provided for noise and vibration, only a suggestion that there would be a limit and action will be taken when the limits are met. As a reminder, the applicant should provide the following:

The CMP should include a more thorough section about the control of noise and vibration. As a minimum, this section should include details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the nosier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded. (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established)

Complaints and consultation - Details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure."

Summary of revisions to the Construction Management Plan (revision D) provided by the Main Contractor J.Greenwood Builders Ltd:

- Addition of Appendix 4 – Noise Assessment Guidance Chart
- Addition of Appendix 5 – Sound level data for demolition from BS 5228-1
- Addition of Appendix 6 – Demolition plan amended to show locations for vibration monitoring equipment.
- Addition of Appendix 7 – Complaints Procedure.
- Section 16 expanded to provide more detail on the management of noise and vibration. The information provided includes a proposed maximum noise level for general operations on site, details of the known machinery and equipment to be used on site, inclusion of sound level charts showing expected noise levels for activities, identification of sensitive noise level receptors and proposals for monitoring and managing activities by BPM to limit impact on these receptors, proposal details for use of vibration monitoring equipment and management in event of excessive readings, summary of other general noise, dust and vibration management methods and procedures with reference to the relevant British standards.
- Section 17 expanded to provide more information on the complaints and consultation process in conjunction with the addition of appendix 7.

If you require any further information, please do not hesitate to contact me or the site management team.

Yours sincerely,

Connor Casey

Associate Architect & Head of Design

For and On Behalf of **Southgate & Sarabia Architects Ltd**

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