

Our Ref: 20-0739/87019

Date: 6th June 2023

FAO Robert Griffin – Case Officer
Building Control
Manchester City Council
Building Control
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir or Madam,

Letter of Conformity concerning the Air Quality Assessment and Noise Impact Assessment prepared by Delta Simons Limited

Application Reference: 135952/FO/2023

Proposal: Full planning application for c.411,300sq. ft of B8 type use with ancillary offices, associated parking, vehicular access, landscaping and associated works

Location: Atlas Business Park, Simonsway, Wythenshawe, Manchester M22 5PR

Delta-Simons Limited was instructed to undertake an Air Quality Assessment and Noise Impact Assessment to inform a full planning application for c.411,300sq. ft of B8 type use with ancillary offices, associated parking, vehicular access, landscaping and associated works at Atlas Business Park, Simonsway, Wythenshawe, Manchester M22 5PR.

The submitted Air Quality Assessment and Noise Impact Assessment were predicated on the layout plans and traffic data accompanying the submitted application (application ref: 135952/FO/2023). Since submission, a revision to the scheme has resulted in an amended layout (see **Appendix A** – Proposed Site Plan (Ground Level) ref: 20071-PL 201) reducing the overall floorspace of Unit 5 and as such, predicted traffic flow data for the scheme. The latter reduction has been confirmed by the appointed Transport Planner at Vectos (**Table 1**– Revised Traffic Data in response to updated Proposed Site Plan) who will also be providing a technical note confirming the reduction as part of the amended project.

Table 1 - Revised Traffic Data in response to updated Proposed Site Plan

Trip Rates			
	APR	DEP	TOTAL
AM	0.602	0.182	0.784
PM	0.287	0.601	0.888

TA Flows			
	APR	DEP	TOTAL
AM	230	70	300
PM	110	230	340
Floor area	38211		

Revised Flows			
	APR	DEP	TOTAL
AM	221	67	288
PM	105	221	326
Floor area	36706		

Net Difference (Revised - TA)			
AM	-9	-3	-12
PM	-4	-9	-13

This letter of conformity specially relates to the conclusions within the Air Quality Assessment (DS Reference: 87109.544104 – Date: 14/11/2022) and Noise Impact Assessment (DS Reference: 87109.544107 – Date: 17/11/2022) and is assumed that fixed plant previously assessed remains unchanged. Conclusions of the Air Quality Assessment and Noise Impact Assessment are summarised below:

Air Quality Assessment

The Proposed Development will **not result in any significant loss of local residential amenity**, without the need for additional mitigation measures during the operational phase. The Construction phase will be undertaken using best practice methods to also reduce impact during this temporary phase of works

Based on the results of the assessment and the implementation of the proposed mitigation measures during the construction phase, it is considered that, the Proposed Development complies with national and local planning policies and there are no air quality constraints considered to restrict planning consent.

Noise Impact Assessment

The operational assessment results have shown that the rated level of noise is more than 5dB below the daytime background sound levels at the closest receptors. For the night-time scenario at one receptor, the rated level of noise would be 4dB below background sound levels. The assessment has shown that internal noise levels would still be below guideline levels.

For those assessment scenarios tested as part of the Noise Impact Assessment, a **negligible impact** is predicted.

Conclusion

We therefore consider that the conclusions set out within the submitted Air Quality Assessment and Noise Impact Assessment of application ref: 135952/FO/2023 demonstrate a worse-case scenario and remain robust in response to the resubmitted scheme of development. It is requested that the submitted reports be considered valid for the revised scheme of development.

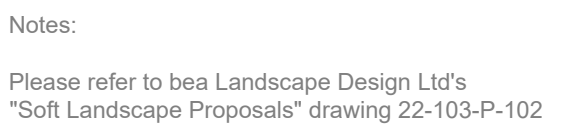
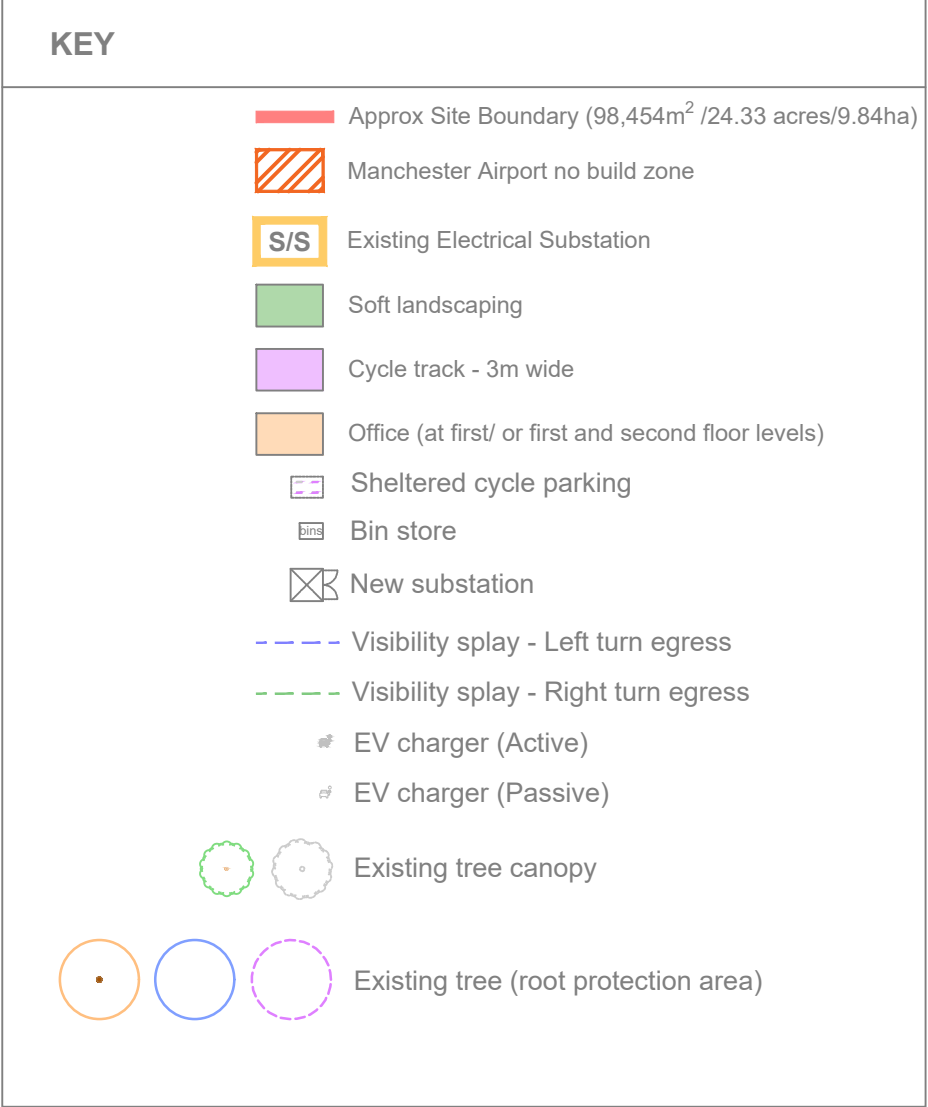
Yours sincerely,
Delta-Simons

A handwritten signature in black ink, appearing to read "Simon Johnson".

Simon Johnson, MRTPI, AssocRICS
Unit Director
Environmental Planning

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**APPENDIX A - PROPOSED SITE PLAN (GROUND LEVEL) REF:
20071-PL 201**



<u>Gross Internal Areas:</u>	
UNIT 1 (GIA)	84,100ft²
Warehouse (Incl. office Undercroft)	77,700ft ²
Office (FF)	3,200ft ²
Office (SF)	3,200ft ²
Car parking spaces (inc EV: 9 active/18 passive)	71
Cycle parking spaces	17
UNIT 2 (GIA)	37,300ft²
Warehouse (Incl. office Undercroft)	24,900ft ²
Office (FF only)	2,600ft ²
Car parking spaces (inc EV: 4 active/8 passive)	35
Cycle parking spaces	08
UNIT 3 (GIA)	49,500ft²
Warehouse (Incl. office Undercroft)	46,900ft ²
Office (FF only)	2,600ft ²
Car parking spaces (inc EV: 5 active/10 passive)	46
Cycle parking spaces	10
UNIT 4 (GIA)	74,200ft²
Warehouse (Incl. office Undercroft)	66,000ft ²
Office (FF)	4,100ft ²
Office (SF)	4,100ft ²
Car parking spaces (inc EV: 8 active/16 passive)	69
Cycle parking spaces	15
UNIT 5 (GIA)	136,200ft²
Warehouse (Incl. office Undercroft)	128,000ft ²
Office (FF)	4,100ft ²
Office (SF)	4,100ft ²
Car parking spaces (inc EV: 16 active/ 29 passive)	125
Cycle parking spaces	29
TOTAL (GIA)	381,300ft²
Total Scheme Car Spaces	353
(inc 42 active & 81 passive EV spaces)	379
Total Scheme Cycle Spaces	079

<u>Ara: Gross External</u>	
UNIT 1 (GEA)	8,086m²
Warehouse	7,391m ²
Office (FF)	347m ²
Office (SF)	347m ²
UNIT 2 (GEA)	3,621m²
Warehouse	3,331m ²
Office (FF only)	289m ²
UNIT 3 (GEA)	4,785m²
Warehouse	4,495m ²
Office (FF only)	289m ²
UNIT 4 (GEA)	7,214m²
Warehouse (Incl. office Undercroft)	6,325m ²
Office (FF)	444m ²
Office (SF)	444m ²
UNIT 5 (GEA)	13,000m²
Warehouse (Incl. office Undercroft)	12,126m ²
Office (FF)	437m ²
Office (SF)	437m ²
TOTAL (GEA)	36,706m²

K	Unit 5 revised. Minor adjustments to yards.	09.05.2022	PL	HA
J	Issued as Design Freeze	07.12.2022	PL	HA
H	EV charging bays added. Parking bay configurations adjusted	11.11.2022	PL	HA
G	Drawing revised	03.11.2022	PL	HA
F	Radius of internal junction amended	17.10.2022	PL	HA
E	Parking numbers adjusted	07.10.2022	PL	HA
D	3m wide cycle track added	30.09.2022	PL	HA
C	Unit 5 HGV entrance widened	12.08.2022	PL	HA
B	Gate swing & unit 2 yard revised	09.08.2022	PL	HA
A	Drawing revised and renumbered PL201	02.08.2022	PL	HA
-	First Issue	24.02.2022	PL	HA

Client:



hale

ARCHITECTURE | DESIGN MANAGEMENT

22c Leathermarket Street, London, SE1 3HP

Project:

Atlas Business Park
Manchester

Drawing Title:

Proposed Site Plan
(Ground Level)

Project No: 20071	Scale @ A1 1:1000
Drawing No: 20071-PL 201	Revision K