

RE: CDN/23/0184 [STRI.7DsS]

Graeme Souter <graeme.souter@manchester.gov.uk>

Mon 7/31/2023 2:22 PM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Hi Max

Thanks for this.

I have reviewed the updated verification report dated 11th July prepared by ADT which includes additional internal daytime noise measurements undertaken whilst no other construction work was taking place in the building. The assessment demonstrates that the internal noise level criteria have been complied with and we can recommend discharge of the condition.

Kind regards

Graeme

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Sent: 17 July 2023 10:28

To: Graeme Souter <graeme.souter@manchester.gov.uk>

Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Fw: CDN/23/0184 [STRI.7DsS]

Hi Graeme,

Please see the attached from the agent.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

Phone: 0161 219 6359

Email: Maximillian.Gibson@manchester.gov.uk

Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester, M60 2LA

Location address: Town Hall Extension, Level 6.

From: Edward Flood <EdwardFlood@stridetreglown.com>

Sent: Monday, July 17, 2023 8:41 AM

To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>

Subject: RE: CDN/23/0184 [STRI.7DsS]

Morning Max

Following the feedback below please see attached supplementary statement for issue to the EHO.

Hope this is now sufficient to discharge the remaining condition?

Many thanks
Ed

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Monday, July 3, 2023 10:18 AM
To: Edward Flood <EdwardFlood@stridetreglown.com>
Subject: Re: CDN/23/0184 [STRI.7DsS]

Hi Ed,

Please see EHO response below:

We will need daytime assessment to demonstrate the daytime criteria has been complied with as requested. Completion reports need to be undertaken when the building has been completed, not whilst construction is still taking place and the development not yet completed. Night time isn't more critical as there are limiting criteria for both day and night time which both need to be complied with and the background noise level at the façade of the residential units is higher in the daytime.

In response to the agents suggestion that it will lead to a further 6 to 8 week delay, we have a maximum response time for discharge of condition applications of 21 days and we generally provide responses sooner, so I disagree that it will lead to such lengthy delays unless the report content is insufficient and further information is required.

I look forward to the completion report to include day time noise measurements when the building has been completed and there is no construction work taking place and also to confirm that the classes scheduled were actually taking place in the gym as previously request in our response dated 5th May.

Thanks,

Max Gibson

Assistant Planning Officer

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Postal address: Manchester City Council, P.O.Box 532, Town Hall, Manchester,M60 2LA

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From: Edward Flood <EdwardFlood@stridetreglown.com>
Sent: Thursday, June 29, 2023 9:37 AM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: CDN/23/0184 [STRI.7DsS]

Hi Max

I must apologise for the delay on this.

In terms of the validation tests, measurements appear to have been required during the working day, which is a period we had to exclude because construction was taking place. If we had waited for construction to be complete before commencing the validation tests there would then be a 6 to 8 week delay while they respond, and it is the evening and night which are more critical anyway. That delay would be problematic for us, and for larger apartment blocks where construction continues up to handover day it would be seriously problematic.

Can you review again with your EHO colleague please? Obviously, if they insist then we have a duty to cooperate. But I must put the question!

Thanks
Ed

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Friday, May 5, 2023 3:09 PM
To: Edward Flood <EdwardFlood@stridetreglown.com>
Subject: Re: CDN/23/0184

Hi Ed,

Please see the EHO response below:

1. *Noise validation needs to include day time assessment when building works are not taking place. Whilst we appreciate this may sometimes lead to timeline difficulties for the applicant wishing to occupy the premises, this isn't justification for not undertaking completion validation testing when the works have been finished so that representative internal noise levels measured to compare against the criteria can be demonstrated.*
2. *Just need to confirm that the classes were actually taking place at the time of the assessment.*
3. *Confirmation accepted*
4. *Confirmation provided that measurements were taken with MVHR in operation which we accept*
5. *Confirmed the front facing properties have a sealed façade and ventilated using MVHR which we can accept*

6. Confirmation provided that the plant was in operation that is within line of site of test room R4 which we can accept.

So we just require additional at time testing when there isn't any construction work being undertaken and the work has been fully completed to meet the requirements of completion validation testing and a brief response to clarify point 2.

We can commit to reviewing the additional completion testing once received at our earliest opportunity once received to help avoid delays between completion and occupation.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
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Phone: 0161 219 6359

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From: Edward Flood <EdwardFlood@stridetreglown.com>
Sent: Thursday, April 20, 2023 5:05 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Subject: RE: CDN/23/0184

Thanks for sending through Max

Please see attached our response from the acoustician.

If we need to meet with the EHO, please advise.

Thanks
Ed

From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: Wednesday, April 19, 2023 4:29 PM
To: Edward Flood <EdwardFlood@stridetreglown.com>
Subject: CDN/23/0184

Hi Ed,

I hope you are well.

I have just received the following feedback from the EHO regarding app. ref. CDN/23/0184.

I have reviewed the ADT noise validation report reference ADT3490 dated 14th March 2023 and we will need some additional assessment, comment and clarification.

1. Large sections of monitoring have been excluded from the assessment due to on going construction works between 07:00 to 17:00. We will need additional day time assessment in the living rooms when the construction work has been completed and prior to occupation to demonstrate that the day time noise criteria has been met and compliance with the condition.

2. With regard to the internal noise during the scheduled gym classes, it is not clear if these classes were taking place at the time of the assessment or if these were just on the schedule of activities but not actually taking place during monitoring. Also, was there music on the gym at the time of assessment?

3. Was there an assessment of noise from the free weights area of the gym? Where is this in relation to the habitable rooms? Are there any sound transmission routes such as structurally adjoining columns and was there any measurements taken in rooms adjoining or structurally connected to these columns with weights being dropped?

4. There was also some outstanding comments regarding the ventilation in the premises. As the internal noise criteria will not be met with windows open, a scheme of alternative ventilation was required, in particular to the rear elevation. Has this been installed and what system has been installed? Were measurements taken in the rooms with ventilation in full use (including any boost function if applicable) the assessment will need to demonstrate that ventilation means have been installed and when in full use, the internal noise criteria is not exceeded in bedrooms and living rooms. If the assessment didn't include measurements whilst ventilation was in use, then additional noise testing will be required whilst ventilation is in use to address this.

5. What ventilation measures have been installed to the front facing properties?

6. Was the external plant in line of site of test room R4 in use and operating when the internal validation measurements were undertaken?

Please consider the above and respond accordingly.

Many thanks,

Max Gibson

Assistant Planning Officer

Planning, Building Control and Licensing,
Growth and Neighbourhoods

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