



To	Head of Planning	FAO: Lucy Harrison
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	[REDACTED]	Our Ref: 778662
Date:	15 August 2023	Telephone: [REDACTED]

Consultation on Planning Application

Application No: 137227/FO/2023

Description: Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.

Location: Plot D, Great Jackson Street, Manchester

I write in response to your memorandum of the 5 July 2023 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

FUMES¹

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

¹The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022. Details should also be provided in relation to replacement air.

DEMOLITION/CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

**The applicant should refer to our noise from building sites [webpage](#) for further information/guidance and also [IAQM/EPUK Construction Guidance](#) on controlling emissions.*

*** (For city centre major developments) In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.*

DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

HOURS¹

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

To be agreed for all non-residential uses.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

HOURS²

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

LIGHT¹²

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

²Further details to be submitted as the detailed design progresses.

NSE¹³

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 5dB below the L_{A90} (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB ($L_{eq,5min}$), respectively.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

³The Environmental Protection Section has read the submitted acoustic report (Fisher Acoustics, April 2023) and chapter 9 of the Environmental Statement and we have the following comments to make:

Any additional mitigation measures to the base build for all the non-residential uses will need to be agreed prior to fit out. Acoustic reports will be required for each non-residential use and these should include structure borne noise transfer as well as noise break out

NSE2

External areas/outside seating

Shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties.

NSE4(b)⁴

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from The Mancunian Way, Chester Road and Great Jackson Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as those within Deansgate Square and other phases

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB L _{Aeq} (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB L _{Aeq}
Gardens and terraces (daytime)	55 dB L _{Aeq}

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (L_{eq,5min}), respectively.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the

recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

4The Environmental Protection Section has read the submitted acoustic report (Fisher Acoustics, April 2023) and chapter 9 of the Environmental Statement and we have the following comments to make:

The acoustic report has shown that the internal noise criteria will not be achieved up to floor 15 on the southern façade of Plot D due to noise from the Mancunian with recommended glazing specifications. As with Phases 1 and 2 a request has been made to relax the internal noise criteria for 5dB for this façade only up to floor 15. For consistency we have no objections to this.

All apartments will be provided with MVHR with summer bypass and the level two overheating assessment has shown that vents only need to be open for one hour per day in July and August and can be closed at night.

When the vents are open in living rooms on the southern façade up to floor 15, it has been shown that the internal noise level of 50dB as recommended by the AVO Guidance (2020) will be exceeded by 4dB. Given that the vents will only need to be open for less than an hour between 7am and 7pm this level of noise is deemed to be acceptable in this instance.

A detailed acoustic mitigation scheme will need to be submitted once the detailed design of the façade has been confirmed to show compliance with this acoustic report.

NSE6⁵

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

⁵The Environmental Protection Section has read the submitted acoustic report (Fisher Acoustics, April 2023) and chapter 9 of the Environmental Statement and we have the following comments to make:

Limits have been set for all non-emergency plant at 5dB below the typical background for each façade of the blocks.

Limits for emergency plant have been set at 10dB above the typical background.

Once the plant has been selected an addendum report will be required to confirm compliance with the noise limits to satisfy part a) of this condition.

Emergency Plant

The testing of the emergency plant hereby approved shall be restricted to the following hours and to total no more than 6 hours a year, unless agreed in writing by the City Council as local planning authority.

Monday to Friday 09:00 to 18:00

No testing to be undertaken at the weekend or on a Bank Holiday

Testing to be undertaken once every two months for no more than 30 minutes.

Reason – In the interests of residential amenity pursuant to policies <insert>

REF – residential⁶

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

⁶The proposal seems reasonable and it has been agreed with our waste and recycling team in advance too. In addition to the information provided we require a management plan for the waste chutes, including cleaning, maintenance, alarms, noise/odour control etc. They also need to show that the proposed collection points can contain the maximum number of bins to be presented on a collection day.

REF – commercial⁷

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

⁷The Waste Management Strategy submitted with the application is acceptable.

AIR QUALITY 1⁸

a) Prior to commencement of the development, an air quality impact **and** exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

⁸The submitted Air Quality Chapter and appendices (Chapter 6 of the Environmental Statement) has concluded that there will be minor adverse impacts during construction to existing receptors located along the Mancunian Way and Egerton Street related to an increase in NOx based on current modelling. They are predicting that the emissions will decrease during the development due to the uptake of lower emission vehicles. As such mitigation measures have been recommended during the construction phase which will need to be included in the CMP. Build phase mitigation measures include the provision of electric vehicle charging points. No residential accommodation is proposed below the 4th floor so no specific mitigation is required for exposure due to the Mancunian Way. Confirmation will be required of the mitigation measures to discharge part a) of this condition, reference will need to be made to MCC's AQ Guidance Note for current EV charge point recommendations.

CLAND01⁹

a) The development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

⁹See separate memo for comments, the desk study is accepted so the condition wording has been amended.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact 

Fiona Sharkey
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