

RE: CDN/21/0973 THG Spa, Booth Street

Katie Daniels <Katie@euankellie.co.uk>

Thu 1/12/2023 11:31 AM

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

 1 attachments (353 KB)

11178-EPR-00-00-TP-A-01-0000.pdf;

Hi Max

I hope you are well.

Apologies in the delay in getting back to you on the below points. I can now confirm the following:

C5 – Acoustic insulation – We have reviewed the WSP commissioning validation assessment dated 9th June 2022 to address noise break out and break-in to the residential properties above from the gym and we can accept the content. All we need now is confirmation of how the music levels in the gym used in the assessment will be set and subsequently controlled and validation that the levels have been set and control measures installed (i.e. sound limiter)

Please see attached confirmation and validation of the music levels in the gym.

C6 – Plant – We reviewed our previous comments and also the response to our comments regarding the louvred extraction provided the document DDN/AC-10 dated 2nd August 2022. We can accept the response regarding the louvred extraction at ground floor level and this addresses our comment. However, it would look like actual plant verification hasn't been undertaken for the other items of plant such as the roof mounted extraction etc and only calculated plant assessment undertaken which would only address part a) of the condition. Actual noise assessment of the plant once installed is required to demonstrate that the plant does not exceed the criteria / calculated levels once installed and operational to address the validation element of the condition (part b)

WSP Have provided the following response:

The intention has been to use the final plant assessment as the verification for part b) of the condition given the difficulty of measurements in this case. The assessment is of equipment which has been procured and installed, using as-built drawings and sound level data provided by the manufacturer. This would typically be considered a robust method for demonstrating compliance with MCC plant noise limits without the need for further testing, particularly as the nearest receptors are not in easily accessible locations, and the uncertainty inherent in measuring sound levels below the existing background level (L_{A90}). Essentially, the noise level cannot be measured at the receptors, the only measurements which could be undertaken would be at source, and then using the same calculation assumptions that we have provided to predict the level at the receptor. This would only really be appropriate if there was uncertainty over the manufacturer noise data, however we have used robust technical data for all equipment. If anything the measurement of plant noise at source would introduce more uncertainty than the actual calculation using manufacturer data, as we have done.

C8 – Fumes – we can accept the response provided and we can recommend discharge of the condition. However, as previously stated, we just need to ensure that the kitchenette is only used for finishing kitchen purposes and reheating (hob and microwave) based on the location of the louvre and the comments provided.

I can confirm the kitchenette is used as a finishing kitchen only.

Hopefully this can close out these final issues? If any of the technical specs in relation to C6 need to be re-sent (if that would assist), please let me know?

Kind Regards

Katie

Katie Daniels MRTPI
Director

Euan Kellie Property Solutions
Neo, 9 Charlotte Street, Manchester, M1 4ET

Telephone: **Please contact me on my mobile: 07496 641 812** | Email. katie@euankellie.co.uk
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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 03 November 2022 12:53
To: Katie Daniels <Katie@euankellie.co.uk>
Subject: Re: CDN/21/0973 THG Spa, Booth Street

Hi Katie,

EH have some further comments:

C5 – Acoustic insulation – We have reviewed the WSP commissioning validation assessment dated 9th June 2022 to address noise break out and break-in to the residential properties above from the

gym and we can accept the content. All we need now is confirmation of how the music levels in the gym used in the assessment will be set and subsequently controlled and validation that the levels have been set and control measures installed (i.e. sound limiter)

C6 – Plant – We reviewed our previous comments and also the response to our comments regarding the louvred extraction provided the document DDN/AC-10 dated 2nd August 2022. We can accept the response regarding the louvred extraction at ground floor level and this addresses our comment. However, it would look like actual plant verification hasn't been undertaken for the other items of plant such as the roof mounted extraction etc and only calculated plant assessment undertaken which would only address part a) of the condition. Actual noise assessment of the plant once installed is required to demonstrate that the plant does not exceed the criteria / calculated levels once installed and operational to address the validation element of the condition (part b)

C8 – Fumes – we can accept the response provided and we can recommend discharge of the condition. However, as previously stated, we just need to ensure that the kitchenette is only used for finishing kitchen purposes and reheating (hob and microwave) based on the location of the louvre and the comments provided.

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

Sent: Wednesday, October 26, 2022 10:46 AM

To: Katie Daniels <Katie@euankellie.co.uk>

Subject: Re: CDN/21/0973 THG Spa, Booth Street

Hi Katie,

Thanks for sending this.

Regards,

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: Katie Daniels <katie@euankellie.co.uk>

Sent: Wednesday, October 26, 2022 10:26 AM

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

Subject: RE: CDN/21/0973 THG Spa, Booth Street

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Apologies Max,

Please find attached.

Kid Regards

Katie Daniels MRTPI

Director

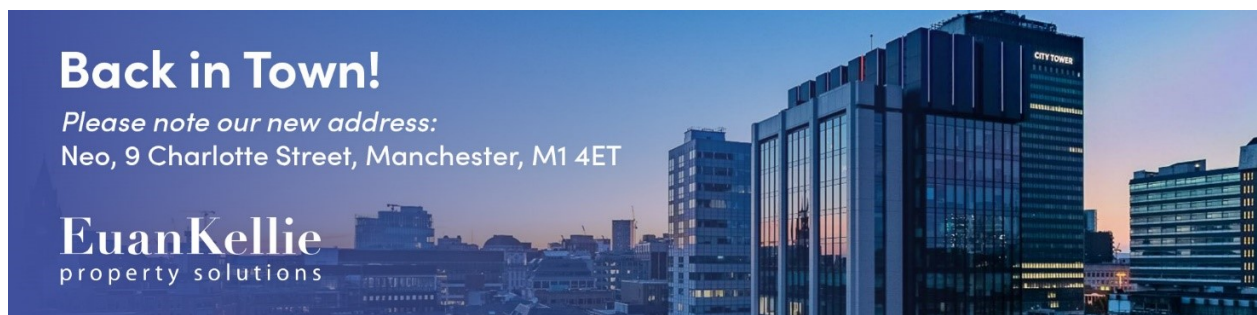
Euan Kellie Property Solutions

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From: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Sent: 26 October 2022 10:14
To: Katie Daniels <Katie@euankellie.co.uk>
Subject: Re: CDN/21/0973 THG Spa, Booth Street

Hi Katie,

I think the following two documents are not attached to your email:

- Verification Report Condition 5 (DDN-AC-08)
- Verification Report Condition 6 (DDN-AC-07)

Could you send me these please?

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: Katie Daniels <Katie@euankellie.co.uk>
Sent: Tuesday, October 25, 2022 2:42 PM
To: Maximillian Gibson <Maximillian.Gibson@manchester.gov.uk>
Cc: Euan Kellie <Euan@euankellie.co.uk>
Subject: CDN/21/0973 THG Spa, Booth Street

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Hi Max

I hope you are well. Further to the earlier email from Jen, I thought it may be helpful to drop you an email on the correspondence and progress on this condition discharge application to date.

With regards to this application, we originally submitted the aforementioned application in December 2021 to partially discharge the pre-commencement elements of the relevant conditions.

The original submission comprised the documents and plans currently uploaded to the planning explorer website and the attached feedback (dated 27 January 2022) was received. We then responded on 15 February 2022 and further comments were received on 7 March 2022. We again responded to these on 21 March 2022. I have attached the email chain which includes all of these emails (RE: 2-4 & 8-10 Booth Street. Ref:CDN/21/0973).

A further final comment was received on 12 May 2022 (2-4 & 8-10 Booth Street. Ref:CDN/21/0973), a technical note was issued to David to address these comments on the 8 August 2022. In addition, as the works at the spa progressed during the determination period, we also were able to submit the additional information (verification reports) required to **fully** discharge the condition. As a result this information was submitted alongside an updated covering letter to reflect the change in the application to fully discharge these conditions. I have attached the relevant documents.

- DDN-AC-10 Response to HO Comments -Plantroom Louvres
- Verification Report Condition 5 (DDN-AC-08)
- Verification Report Condition 6 (DDN-AC-07)
- Verification Report in respect of Condition 8 (THG-WSP-BS-XX-RP-M-570101-Rev 1)
- Updated Covering Letter Dated 8 August 2022.

To date, no further feedback has been received on this additional information. It also does not appear to have been uploaded to the planning explorer website, so I am unsure as to if the information has been shared with the relevant officer in EHO.

Once you have had chance to review the information, please let me know if you have any questions.

As you may be aware, works to the spa have now complete and the premises is operational, so it would be great to have these matters closed out.

Kind Regards

Katie

Katie Daniels MRTPI

Director

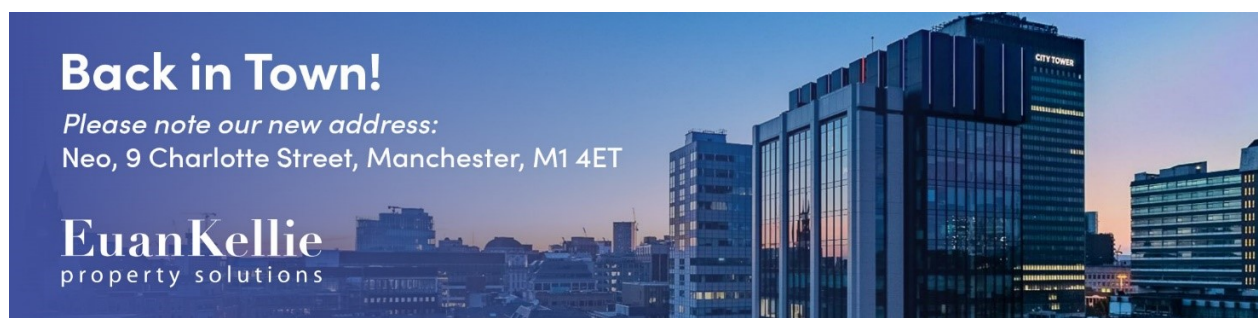
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