

# Consultation with Manchester City Council.

## 1. Introduction

This Appendix provides copies of the consultation correspondence carried out with Manchester City Council (MCC) in support of the Proposed Scheme with regard to noise and vibration.

## 2. Hoare Lea Email of 19<sup>th</sup> April 2022

An information request email was issued by Hoare Lea on Tuesday 19<sup>th</sup> April 2022 to MCC of which the content is shown below.

**From:** Karl Simpson  
**Sent:** 19 April 2022 16:10  
**To:** 'sue.jones@manchester.gov.uk'  
**Cc:** Brian Dennis; Phil Mann; Andy Ricketts; 'kyle.welburn@turley.co.uk'; 'ewan.taylor@turley.co.uk'  
**Subject:** 10/13862 - Albert Bridge House - Noise and Vibration Initial Consultation

Dear Sue,

I've been passed your contact details by my colleague Phil Mann at Hoare Lea LLP. We were hoping you could spare a few minutes to provide any early comment you may have on the below.

Hoare Lea LLP have been appointed to prepare supporting documents with regard to noise and vibration for a forthcoming Planning Application for a mixed use residential / commercial office development with potential for bars / restaurants at ground floor level. The proposed development is bounded by Bridge Street, St Mary's Parsonage and the River Irwell in Manchester. The application is envisaged to be detailed with an EIA.

**Reports to support the detailed application:**

- EIA Chapter for Noise and Vibration; and
- Noise and Vibration impact report (NVIR) detailing the acoustic design.

**EIA:**

- A formal Scoping Opinion will be submitted in due course, but ahead of this our current thoughts are as indicated in the table below (with some aspects under review pending confirmation of available information). Note that the 'Scoped-out' elements are all aspects that are commonly conditioned by Manchester City Council as standard and as such would not lead to significant effects;

| Description of Effect                           | Significant Effect<br>(Scoped-in to EIA) | Effect Under Review | Not Significant Effect<br>(Scoped-out of EIA) |
|-------------------------------------------------|------------------------------------------|---------------------|-----------------------------------------------|
| <i>Demolition and Construction</i>              |                                          |                     |                                               |
| Works Noise                                     | Yes                                      | -                   | -                                             |
| Road Traffic Noise                              | -                                        | Being Reviewed      | -                                             |
| Works Vibration                                 | Yes                                      | -                   | -                                             |
| <i>Operational</i>                              |                                          |                     |                                               |
| Road Traffic Noise                              | -                                        | Being Reviewed      | -                                             |
| Building Services Noise                         | -                                        | -                   | Yes                                           |
| Commercial Noise Breakout                       | -                                        | Being Reviewed      | -                                             |
| Deliveries and Collections                      | -                                        | -                   | Yes                                           |
| Restriction on Existing Licensed Premises       | Yes                                      | -                   | -                                             |
| Vibration                                       | -                                        | -                   | Yes                                           |
| <i>Site Suitability</i>                         |                                          |                     |                                               |
| Existing road and commercial premises noise     | Yes                                      | -                   | -                                             |
| Existing road and commercial premises vibration | -                                        | -                   | Yes                                           |

- There are residential receptors nearby (St Mary's Parsonage, Left Bank, Stanley Street, New Bailey Street, Browncross Street and the Lowry Hotel) along with existing entertainment venues with amplified music (Mojo Bar, Liars Club and The Oast House Bar & Restaurant (occasional)); and

- Nearby cumulative developments will be included where there is potential for a significant effect.

**NVIR:**

This will contain additional detail for the scheme design, will consider more detailed analysis of specific aspects of any identified impacts. It will consider the guidance of 'Planning and Noise Technical Guidance December 2019 (Manchester City Council)' for each applicable aspect and address where necessary commonly encountered Manchester City Council Planning Conditions.

**Requested comment from Environmental Protection:**

1. Are there any other reporting requirements beyond those identified in this email with regard to noise and vibration?
2. We are reviewing whether to include in the EIA an assessment of the operational breakout noise from the proposed commercial units considering that this would be controlled by the design process and parameters to protect the proposed residential units in any case. This may be better placed solely in the supporting NVIR. Do you have a specific view?
3. Is there a pertinent history of noise complaint from existing residential properties around Albert Bridge House that we should be made aware of?
4. The guidance methodology of 'Planning and Noise Technical Guidance December 2019 (Manchester City Council)' will be considered and supplemented where necessary. Is 'December 2019' the latest available version? (If not, please forward to us the latest version in PDF format).
5. Is there any specific noisy activity or vibration known to Environmental Protection near to Albert Bridge House that we should be made aware of?

We appreciate that you may be very busy currently, however, any comment or guidance you can provide at this early stage with regard to our proposal and queries (1 to 5) above is welcomed at your earliest convenience. Should anybody else be more appropriate to respond, please can you let us know.

Kind regards,

**Karl Simpson**  
Acoustics Engineer

Email [KarlDSimpson@hoarelea.com](mailto:KarlDSimpson@hoarelea.com)

### 3. MCC Email of 20<sup>th</sup> April 2022

A response was received to the Hoare Lea email of Tuesday 19<sup>th</sup> April 2022 from MCC on Wednesday 20<sup>th</sup> April 2022 the content of which is shown below.

**From:** Sue Jones <sue.jones@manchester.gov.uk>  
**Sent:** 20 April 2022 14:13  
**To:** Karl Simpson  
**Subject:** RE: 10/13862 - Albert Bridge House - Noise and Vibration Initial Consultation

Hi Karl,

Thanks for your email, I have passed it onto the officer that deals with this area and they will be in contact with you in due course.

Kind regards

Sue

Sue Jones  
Environmental Protection Officer  
Environmental Protection  
Environmental Health  
The Neighbourhoods Directorate  
Manchester City Council

email: [sue.jones@manchester.gov.uk](mailto:sue.jones@manchester.gov.uk)

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We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)

## 4. MCC Email of 27<sup>th</sup> April 2022

A response from MCC was received by email on Wednesday 27<sup>th</sup> April 2022 as shown below.

|                    |                                                                                                                                                                          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>From:</b>       | Graeme Souter <graeme.souter@manchester.gov.uk>                                                                                                                          |
| <b>Sent:</b>       | 27 April 2022 12:25                                                                                                                                                      |
| <b>To:</b>         | Karl Simpson                                                                                                                                                             |
| <b>Subject:</b>    | FW: 10/13862 - Albert Bridge House - Noise and Vibration Initial Consultation                                                                                            |
| <b>Categories:</b> | Saved to SharePoint by CEF,<br><a href="https://hoarelea.sharepoint.com/sites/10/138/62/Project Email">https://hoarelea.sharepoint.com/sites/10/138/62/Project Email</a> |

You don't often get email from graeme.souter@manchester.gov.uk. [Learn why this is important](#)

Hi Karl

I have received your enquiry regarding a proposed development at Albert Bridge House.

*1. Are there any other reporting requirements beyond those identified in this email with regard to noise and vibration*

We will also need assessment of noise and vibration during the demolition and construction phase with N&V limits providing at the site boundary with neighbouring receptors and how and where the levels will be monitored continuously.

Just to confirm assessment of noise breakout from the proposed retail / commercial properties will be required with the proposed residential and also the neighbouring surrounding premises being included as receptors (not just residential). Break in through noise transfer to the proposed residential above along with assessment of any sound transmission paths / adjoining columns etc will need to be considered taking into account the limiting restrictions in the low frequency octave bands at 63 and 125Hz

Along with the normal requirements with regard to internal residential noise limits and insulation recommendations set out in the guidance document, consideration to noise from service risers / lift shafts traveling through the building will be required and details of necessary insulation of these areas to ensure the internal noise criteria will not be exceeded. It is also likely a scheme of alternative ventilation will be required to meet the internal noise criteria so any penetrations to the façade will need to be considered and acoustic treatment / insulation of these penetrations being recommended to ensure they do not impact the acoustic integrity of the façade.

An AVO assessment is likely to be required with regard to overheating in the residential units.

Details of the ventilation scheme will need to be supplied and assessed to confirm that when in full use the internal noise criteria wont be exceeded.

Also, just be aware, if there are any terraces proposed as part of the ground floor units, we wouldn't be looking approve speakers externally or music of any kind in these areas and they will need to close by 23:00. Depending on the size of any outdoor space / capacity, we may also require a patron noise assessment based on 50% of patrons talking at once.

*2. We are reviewing whether to include in the EIA an assessment of the operational breakout noise from the proposed commercial units considering that this would be controlled by the design process and parameters to protect the proposed residential units in any case. This may be better placed solely in the supporting NVIR. Do you have a specific view?*

We will be looking to condition this element with the relevant limits anyway so the supporting acoustic assessment will need to include recommendations with regard to façade, separating slab, glazing performance plus the requirements mentioned in point 1 above based on the noise criteria in our guidance so we can accept as part of the main application.

1

*3. Is there a pertinent history of noise complaint from existing residential properties around Albert Bridge House that we should be made aware of?*

There are residential properties across the Irwell in Salford who have made complaints about noise from extraction units from premises opposite in recent times. I am also aware of noise complaints from residential properties at St Marys Parsonage from music noise from bars in the past too so there are noise sensitive properties nearby.

*4. The guidance methodology of 'Planning and Noise Technical Guidance December 2019 (Manchester City Council)' will be considered and supplemented where necessary. Is 'December 2019' the latest available version? (If not, please forward to us the latest version in PDF format).*

N/A

*5. Is there any specific noisy activity or vibration known to Environmental Protection near to Albert Bridge House that we should be made aware of?*

Just traffic, local bars / night clubs, building services etc as far as I am aware but you will need to conduct a site survey and identify any other sources as part of the noise impact assessment

I hope the above helps and answers your queries. Please be aware the above recommendations and comments may not be exhaustive and we are likely to have additional comments once the full proposals and documents submitted

Kind regards

Graeme