

RE: Invalidation Letter ref: 135101/FO/2022**Sacarello, Ben** <Benedict.Sacarello@wsp.com>

Sat 17/12/2022 00:53

To: Planning <Planning@manchester.gov.uk>

Cc: Hann, Doug <doug.hann@wsp.com>; Marks, Maria <Maria.Marks@wsp.com>; Turner, Megan <Megan.Turner@wsp.com>

Hi there,

Further to the below,

I have discussed the attached invalidation letter with the noise consultant regarding point 2, who has provided the below statements confirming that contrary to the invalidation letter, our submitted noise assessment does address the required information:

1. A noise assessment has been provided, this invalidation letter does not acknowledge its receipt. The assessment has been carried out under the requirements of the National Planning Policy Framework and Manchester City Council's own planning guidance. Manchester City Council's own planning guidance provides internal noise levels to be achieved and that is what we have worked to. We have assessed the noise levels externally to achieve the required internal noise levels.
2. We have provided daytime, night-time and weekend noise levels which are representative of the area and measured 120m away from the proposed site. The assessment has been carried out over times when the background noise levels would be at their lowest for the offices above and the residential properties across the road. This would represent a worst-case scenario and if the requirements are achieved under these conditions, it must follow that the requirements would be achieved at all other times. The background noise levels were carried out in May this year. If necessary, we would be happy to discuss this with you via phone call?
3. The council have requested details of the acoustic glazing and ventilation strategy to meet internal noise requirements. This would normally relate to new residential development based on external noise levels and has no relevance to this assessment. We are assessing the potential noise impact from a restaurant, which would have to be mitigated if it was an issue, which is not the case.
4. The assessment demonstrates that noise levels would be 21dB below the requirement to meet internal noise levels at the nearest residential properties. This would equate to a noise level of 6dB (inaudible inside noise sensitive properties) and therefore there is absolutely no requirement for acoustic treatment of the building structure, acoustic lobbies or a sound limiter. As far as we are concerned, the assessment has been carried out based on actual noise levels measured in a bar and so are perfectly adequate for this situation.

Our noise consultants have stated they would be more than happy to chat through the assessment, if you would like to contact them, please call direct on 07702559330.

Kind regards,
Ben

From: Sacarello, Ben**Sent:** 15 December 2022 15:56**To:** planning@manchester.gov.uk**Cc:** Hann, Doug <doug.hann@wsp.com>; Marks, Maria <Maria.Marks@wsp.com>**Subject:** Invalidation Letter ref: 135101/FO/2022

Hi there,

I hope this email finds you well,

We have recently received an invalidation letter to which we are actioning now, however I wanted to raise item 3 as I believe this has already been provided.

In response to the Bin Location Plan (attached) the attached invalidation letter asked for: "Bin storage area needs to be included in the Site Edged red". However, as part of the original application the attached proposed layout highlights the presence of a bin within the site. This bin is of course not the main bin, which is stored in the location marked by the Bin Location Plan which is communal and therefore outside of the red line, waste will be transported from the bin within the red line to that highlighted within the Bin Location Plan.

Please could you confirm that the attached is sufficient?

Kind regards,
Ben

**Benedict Sacarello**

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