



New Victoria Office

Stakeholder Comments and Pre-Commencement Conditions

MCC Issue 15 August 2022

Stakeholder Comments

Comment	Response
Environment Agency <i>Please see letter for full text.</i> To overcome objection the applicant/ agent should submit the following further information: • Site layout plans/ drawings demonstrating and confirming the proximity of built development to the River Irk subsurface culvert (with an 8-meter buffer zone as appropriate). We note that a plan has been provided on page 22 of the Design and Access Statement (DAS), but we do not consider this of sufficient clarity. • Confirmation of the subsurface culvert structure details (depth from surface, structural integrity of subsurface feature and any known defects/ weaknesses from in-channel survey works). We are aware from discussions held regarding Phase 1 of the New Victoria development that in-channel survey(s) have been undertaken. • Confirmation as to how access and maintenance of the River Irk sub-surface culvert would be achieved and retained (post-development) – a permanent and continuous unobstructed area is an essential requirement for future maintenance and/or improvement works. In accordance with Regulation 33 the Water Environment Regulations (2017) new development must not be preventative of any future efforts made to improve a waterbody's WFD classification, construction over the subsurface culvert could be considered evidence of this. • Confirmation as to how any emergency activities associated with the sub-surface culvert would be accommodated– the proposed building needs to leave a reasonable easement to the culvert for this purpose preferentially with vehicular access / routing being provisioned	Discussions are progressing well with the EA. The flood risk team is currently being consulted and the objection is likely to be removed shortly. We will issue a full pack of information once agreed with the EA.
Construction Management – Dust and AQ It would seem that the CMP is to be developed further once the contractor has been appointed but as a minimum the following will need to be included within the CMP A more thorough section is required to demonstrate how fugitive dust emissions will be controlled from the site to prevent dust escape to the wider environment and nearby	CMP has been updated to reflect these comments. Please see attached Construction Management Plan Revision 4. Condition recommended by LPA below requests these details and is acceptable.

	receptors. Details of monitoring and all dust suppression / mitigation to be employed should be included in the plan. Appendix D of the Miller Goodall AQ assessment submitted with the application includes recommended mitigation measures which will need to be directly included within the Dust section of the CMP	
Noise and Vibration	The CMP should include a more thorough section about the control of noise and vibration which I assume will be developed further once the main contractor has been appointed. As a minimum, this section should include the identification of the noisiest activities and who the work may impact (identification of receptors), duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the noisier activities, details of monitoring, details of machinery and equipment to be used and their expected noise levels, details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or breached.	CMP has been updated to reflect these comments. Please see attached Construction Management Plan Revision 4. Condition recommended by LPA below updated to reflect this.
Complaints and consultation	Details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure will be requirement.	CMP has been updated to reflect these comments. Please see attached Construction Management Plan Revision 4. Condition recommended by LPA below requests these details and is acceptable.
Noise	The Sweco noise assessment reference NV-SWE-XXX-XXX-RP-YA-0001 dated 24th May 2022 has been reviewed: The assessment has been based on an internal limit of 80dB and recommends that the external door is kept closed for the majority of the time. We would recommend a lobbied door system to ensure that noise breakout does not occur when customers enter or leave the premises and to ensure the recommendation is effective and practical We will need the calculations providing to demonstrate how the rating has been predicted including reductions used for distance 3. We will also need details to confirm how the internal noise level recommended will be set and subsequently controlled.	This comment relates to the assessment of noise break-out from the retail / café – bar unit to nearby receptors. This assessment was based on a typical indoor noise level that accounted for typical commercial use without loud amplified music (note that this is not an indoor noise limit). The assessment demonstrated that commercial activity noise break-out to outdoors is 15 dB below the proposed activity noise limit at the closest receptor, demonstrating that activity noise break-out is not a significant constraint. Calculations have been carried in accordance with BS EN 12354-4: 2000 and ISO 9613-2, through use of the Cadna/A software package. Activity

		noise level contours are presented within Appendix 5 of report ref. NV-SWE-XXX-XXX-RP-YA-0001. No control on indoor noise is proposed or required.
Office Space	Glazing recommendations and façade performance have been recommended. The final glazing scheme will need to be submitted to the consultant for review and an updated memo submitting to confirm the details, performance and suitability. The report will also need to confirm the proposed NR rating / limit the design is aiming to achieve for the office space	An outline assessment of noise ingress was presented in Sweco report ref. NV-SWE-XXX-XXX-RP-YA-0001. Outline specifications for the façade were recommended with the aim of achieving British Council for Offices indoor noise level guidelines. These outline specifications will be confirmed as the design progresses to ensure that the indoor noise environment is appropriate for the intended use. The indoor noise environment with the proposed development is an issue of design quality and does not affect the surrounding environment. Therefore, further submissions to the local planning authority are considered to be unnecessary and not relevant to planning.
Vibration	A vibration assessment has been undertaken and it has been established that reradiated ground borne vibration will exceed the limit in the office space. Early indicative mitigation measures have been discussed in the report, but it is understood that the mitigation measures to protect against vibration from the tram lines are under review. The final proposed scheme and assessment will need to be submitted once finalised	An assessment of vibration and ground-borne noise due to tram movements was presented in Sweco report ref. NV-SWE-XXX-XXX-RP-YA-0001. Recommendations were developed with the aim of achieving British Council for Offices vibration and indoor ground-borne noise level guidelines. This assessment identified the risk of ground-borne noise level guidelines being exceeded without mitigation and is currently under consideration by the Client and design team. The potential effects are limited to the future building occupants. The proposed development is not expected to result in adverse effects due to vibration or ground-borne noise from trams at any nearby sensitive receptor.

		The indoor noise environment with the proposed development is an issue of design quality and does not affect the surrounding environment. Therefore, further submissions to the local planning authority are considered to be unnecessary not relevant to planning.
Gym	1. There hasn't been an assessment of gym noise within the assessment. Reference is made to a gym entrance in the D&A statement so if a gym is to be included as part of the proposals, then an assessment of noise break out / break in from music / entertainment noise to the external receptors and also the adjoining office space will be required. 2. Details, specification and performance of any separating wall or slab will need to be recommended for the offices next to or above the proposed gym. 3. An assessment of any free weights areas and impact machines will be required to control noise and vibration transfer through the building. Identification of any sound transmission paths such as structurally adjoining columns will be required along with any necessary acoustic insulation of these areas. 4. Assessment and details of the acoustic floor build up for the free weights area will also be required.	No gym is proposed in the project
Plant	The above Sweco assessment includes a plant noise assessment and I have the following comments: 1. Assessment has been based on a limit at receptors for office hours of 09:00 to 17:00 and also plant to be in use at all other times. Whilst the hours haven't been confirmed, it is likely longer hours will be required and also plant will probably need 2. to start slightly earlier so we would recommend that the limits under the use at all other times section be used (39dB at Phase I Victoria residential apartments and 44dB at the Indigo Hotel. It is also recommended that a brief updated background noise assessment is undertaken to include assessment when construction noise is not taking place in the vicinity (Victoria Phase 1) to confirm the background noise is representative and the limits above are still applicable	An outline assessment of noise from building services systems was presented in Sweco report ref. NV-SWE-XXX-XXX-RP-YA-0001. Outline specifications for noise control were developed accounting for the primary building services systems anticipated at this stage. These outline specifications will be confirmed as the design progresses to ensure that outdoor building services noise limits are achieved, accounting for the operating hours of each system. We anticipate that a planning condition will be imposed that requires a defined building services noise limits to be achieved in line with the comments received. Such a condition was imposed on the outline planning consent

3. Early indicative control measures have been included in section 5.7 of the report: (condition 36 of application number 111777/FO/2016/C1).

- a) The ASHP area is to be surrounded by an imperforate screen of height 4.8 m relative to the L9 ASHP area floor level. This is consistent with the proposed architecture;
- b) AHUs fresh air intake and exhaust ducts are fitted with suitably sized attenuators;
- c) The ASHPs shall be selected with an individual sound power level that accounts for the number of units and the location of units; and
- d) The use of the ASHP is to be limited to office hours only (see Section 5.8).

The performance and construction requirements of the screen will need to be provided along with the performance, size and examples of the attenuators specified. The ASHP selection will need to be reviewed and suitability confirmed with regard to recommendation above. We will also require calculations to demonstrate how the predicted rating of the plant has been determined including reductions used for distance to the receptors, mitigation and also cumulative operation calculation included in the rating table

- 4. Recommendations for any necessary acoustic performance of the façade louvres and specification will be required
- 5. Finally, we will require assessment of any Kitchen Extraction systems associated with the retail use and the potential level 9 kitchen. Assessment should also include the cumulative use of the KEF and Air handling equipment.
- 6. We will need an assessment of the emergency generator once known to ensure that when in use it does not operate greater than 10dB above the background. A scheme for emergency generator testing will need to be provided to confirm the times, days and duration of testing

	7. An assessment of noise from the proposed substation will also be required under this condition and be subject to the same criteria. Depending on its location, it may need to be included as part of the cumulative rating assessment 8. It is likely that further assessment of the plant and equipment will be required as the design develops	
Waste	The proposals for the office space are acceptable but we will require waste container and collection details for the retail/ commercial units.	We have calculated waste requirement for the commercial unit on a worst-case scenario – i.e if the unit was used as a Café / F&B unit. The fire report provides an allowance for 2sqm per person in this area. We have 108sqm cafe/retail meaning we could have up to 54 occupants. Taking into consideration potential layout and need for serving area etc. we can assume there will be space for 40 guests. On this basis an additional 2 x 1500 bins are provided in the basement. Plan reference NV-PCO-ZZZ-DR-A-SK022 Rev P01 is submitted and replaces the previously submitted plan version.
Air quality	The Miller Goodall Air Quality Assessment dated 5th April 2022 has been reviewed and the content broadly acceptable. However, we will still require details of the clean air intakes to be installed which should include specification, performance, location and a maintenance scheme detailing inspection, servicing, cleaning and replacement intervals and comment to confirm who is responsible for ongoing and future maintenance.	Noted: to be covered by an appropriately worded condition
Ground conditions	The Verses Phase I PRA dated May 2022 has been reviewed and I can accept the content. We will require a phase II intrusive site investigation to confirm the ground conditions and recommendations providing for any remediation required.	Phase II intrusive site investigations are taking place and a phase II report will be issued to the LPA w/c 5 September.

Highways

Changes will be required to the Traffic Regulation Orders in the vicinity of the development, and TfGM recommend that a review of the restrictions is also undertaken by the developer which is supported by MCC Highways. This should confirm whether additional parking restrictions are required, as well as ensuring adequate parking restrictions remain in place. This will help to discourage pavement parking associated with the development and therefore assist in improving the quality of the surrounding public realm.

A shared access road is provided between the office and residential developments with a loading bay provided to the south side and which allows for the required turning movements. This is ideally suited for servicing, and we would therefore query why refuse is proposed to be collected from the north side of the access road rather than from within the bay.

With regard to the building overhang, we seek confirmation that sufficient headroom is provided for pedestrians and cyclists (minimum 2.4m) as well as sufficient carriageway clearance (minimum 0.45m). If the building overhangs the public footway by more than 0.35m then an oversail licence would be required. Any doors opening outwards onto walkways/footway are not supported unless they are designated as fire doors.

Noted: This is reasonable and will be dealt with through the S278 process – recommend this is addressed at this stage by an appropriately worded condition.

Excluding the tapers, the length of the layby is only 10m with refuse vehicles being in excess of this at around 11.3m. This will result in the rear end of the refuse vehicle not sitting fully within the layby which, due to the close proximity to the access, leads to potential safety concerns with vehicles entering the site meeting a stationary vehicle where bins are being loaded. For these reasons, whilst the layby will be used for day to day servicing / deliveries with smaller vehicles, we feel it would be a safer strategy for refuse to be collected as originally proposed.

There is limited scope to increase the length of the layby due to the position of the building and requirement to maintain an area for pedestrians to cross the access.

The external walkway has headroom of 4750mm providing sufficient headroom for pedestrians and cyclists, see SK003 for details.

We confirm that the building does not oversail the property boundary.

Only fire doors open outwards from ground floor onto walkways.

Pre-Commencement Conditions

Condition	Condition Wording	Response
Construction Management Plan	Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the construction management plans shall include: • Display of an emergency contact number; • Communication strategy with residents; • Measure to control noise and vibration; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.	Condition acceptable and updated to include reference to noise and vibration

Condition	Condition Wording	Response
	The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development. Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).	
Materials (External)	Prior to the commencement of the each phase of development (as agreed under Condition 3) a programme for the issue of samples and specifications of all material to be used on all external elevations within that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. b) Samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. A) Prior to the commencement of the development, a programme for the issue of samples and specifications of all materials to be used on all external elevations shall be submitted for approval in writing by the City Council, as Local Planning Authority. all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. b) samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above	Amended to a phased condition

Condition	Condition Wording	Response
	The approved materials shall then be implemented as part of the development. Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.	
Local Labour Agreement	a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Labour Proposal means a document which includes: i. the measures proposed to recruit local people including apprenticeships ii. mechanisms for the implementation and delivery of the Local Labour Proposal iii. measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).	Condition Acceptable
Written Scheme of Investigation	No demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of	Amended as no demolition required

Condition	Condition Wording	Response
	Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include - a targeted archaeological watching brief during development ground works 2. A programme for post-investigation assessment to include: 3. production of a final report on the results of the investigations and their significance. 4. Deposition of the final report with the Greater Manchester Historic Environment Record. 5. Dissemination of the results of the archaeological investigations commensurate with their significance. 6. Provision for archive deposition of the report and records of the site investigation. 7. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).	
Drainage/ River Culvert	Notwithstanding the details submitted on the ???, a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for	Condition acceptable

Condition	Condition Wording	Response
	approval in writing by the City Council as the Local Planning Authority. This shall include: - The Main river culvert should be clearly illustrated on the proposed drainage layout and appropriate easements also included ensuring the development does not impact on the main river culvert. The EA should be consulted to ensure the proposed design is acceptable in regard to its location from the main river culvert. - Details of how external hardstanding areas will be drained and attenuated on site. - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. - Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice. - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system	

Condition	Condition Wording	Response
	taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice; - The sewer diversion (which is connected to the tfgm drainage) should be designed to ensure flows remain as per the existing scenario. It is recommended that passing the diversion through a new flow control (which is connected to Phase 1 of the development) should be avoided as this could alter the upstream storage requirements and potentially create local flood issues. Both United Utilities and tfgm should be contacted regarding this diversion; - Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale. Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).	
Electro Magnetic Compatibility	At commissioning of the LV Switch gear the developer must assess and confirm to Metrolink that the Electro Magnetic Compatibility levels emitted complies with BS EN 50121 and BS EN 61000-6-4 (emissions). Any non-compliance will require the developer to propose and install appropriate mitigation measures to ensure compliance. Mitigation must be undertaken at the developers cost and prior to the equipment coming into use. Prior to the commencement of the development, confirmation that there would be no Electro Magnetic Compatibility impacts associated with the proposed development shall be submitted for approval in writing by the City Council, as Local Planning Authority.	Trigger amended and condition wording changed to reflect recent permission elsewhere and discussions with TFGM

Condition	Condition Wording	Response
	This shall include a plan for pre and post commissioning testing, witnessed by Metrolink, to demonstrate that the levels emitted complies with BSEN 50121 and BS EN 61000-6-4 emissions). Any non-compliance will require the developer to propose and install appropriate mitigation measures to ensure compliance which shall be agreed in writing prior to any above ground works. Reason: In the interests of safeguarding Metrolink infrastructure pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy.	



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