

**FW: 11 St James Square CDN/22/0715 - 122770 3b and CDN/22/0716 - 123025 Condition 5b) Acoustic validation**

Gerry Reilly <[gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)>

Mon 21/11/2022 10:44

To: Planning <[Planning@manchester.gov.uk](mailto:Planning@manchester.gov.uk)>

Hi TST,

Please upload this email to publicaccess for apps CDN/22/0715 and CDN/22/0716.

Please let me know when it's done.

Thanks

Gerry

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**From:** Graeme Souter <[graeme.souter@manchester.gov.uk](mailto:graeme.souter@manchester.gov.uk)>

**Sent:** 16 November 2022 10:38

**To:** Gerry Reilly <[gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)>

**Subject:** RE: 11 St James Square CDN/22/0715 - 122770 3b and CDN/22/0716 - 123025 Condition 5b) Acoustic validation

Hi Gerry

Many thanks for resending,

It really isn't ideal as the properties shouldn't have been occupied prior to validation but there isn't much we can do about that now. As some of the exceedances caused by noise from adjacent apartments are marginal, I will accept the clarifications below and have no further comments.

Kind regards

Graeme

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**From:** Gerry Reilly <[gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)>

**Sent:** 15 November 2022 16:32

**To:** Graeme Souter <[graeme.souter@manchester.gov.uk](mailto:graeme.souter@manchester.gov.uk)>; EnvH Licensing <[envh.licensing@manchester.gov.uk](mailto:envh.licensing@manchester.gov.uk)>

**Subject:** FW: 11 St James Square CDN/22/0715 - 122770 3b and CDN/22/0716 - 123025 Condition 5b) Acoustic validation

Hi Graeme,

Further to your email from earlier this afternoon. I'm sending the responses to your email about St James in red below against each query.

Hope this is OK

Gerry

**From:** Gerry Reilly  
**Sent:** 14 November 2022 17:43  
**To:** EnvH Licensing <[envh.licensing@manchester.gov.uk](mailto:envh.licensing@manchester.gov.uk)>  
**Subject:** FW: 11 St James Square CDN/22/0715 - 122770 3b and CDN/22/0716 - 123025 Condition 5b) Acoustic validation

Hi Graeme,

We've received a reply to your email of 27<sup>th</sup> October.

I'd be grateful for your response when you are able.

Kind regards

Gerry

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**From:** Dann, Fraser <[fraser.dann@wsp.com](mailto:fraser.dann@wsp.com)>  
**Sent:** 04 November 2022 14:19  
**To:** Gerry Reilly <[gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)>  
**Cc:** Smith, David <[david.smith5@wsp.com](mailto:david.smith5@wsp.com)>  
**Subject:** 11 St James Square CDN/22/0715 - 122770 3b and CDN/22/0716 - 123025 Condition 5b) Acoustic validation

You don't often get email from [fraser.dann@wsp.com](mailto:fraser.dann@wsp.com). [Learn why this is important](#)

Hi Gerry,

Thanks for sending over Graeme's comments. We have liaised with Wardell Armstrong and provide our responses in red below against each query.

We trust that we have now reached a point whereby it has been demonstrated that the occupants benefit from an adequate environment with regard to noise levels, and that the conditions can therefore be discharged. However, please let us know if there are any further queries.

Thanks,

Fraser



**Fraser Dann**

Associate - Planning Consultancy  
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**From:** Gerry Reilly <[gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)>  
**Sent:** 27 October 2022 12:23  
**To:** Dann, Fraser <[fraser.dann@wsp.com](mailto:fraser.dann@wsp.com)>  
**Subject:** FW: 11 St James Square CDN/22/0715 - 122770 3b and CDN/22/0716 - 123025 Condition 5b) Acoustic validation

Hi Fraser,

CDN/22/0716 Discharge of planning condition 5b (Noise verification) associated with planning permission 123025/FO/2019

CDN/22/0715 Discharge of condition 3b (Noise Verification) associated with prior approval 122770/P3OPA/2019 at 11 St James Square, Manchester M2 6DN

I am dealing with the above Application for Approval of Details Reserved by Condition. I've received the comments from our Environmental Health officer and would be grateful for your response within 7 days.

Kind regards

Gerry

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**From:** Graeme Souter <[graeme.souter@manchester.gov.uk](mailto:graeme.souter@manchester.gov.uk)>

**Sent:** 27 October 2022 11:43

**To:** Gerry Reilly <[gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)>

**Subject:** 11 St James Square CDN/22/0715 - 122770 3b and CDN/22/0716 - 123025 Condition 5b) Acoustic validation

Hi Gerry

I have reviewed the revised verification report for the above application prepared by Wardell Armstrong dated 3<sup>rd</sup> October 2022 and I have the following comments:

1. The previous assessment provided in March 2021 established that the building façade was not compliant with the performance requirements in some elevations and there was non conformity with the criteria in some of the apartments and noise from building services plant was leading to an exceedance. However, the most recent validation report suggests the façade is performing well. Comment should be provided to explain the likely cause of this anomaly between noise testing exercises.

The March 2021 noise assessment report prepared by Wardell Armstrong did not establish that the building façade was not compliant. It showed that the measured noise level in the rooms tested exceeded the guideline criteria for internal noise. However, as detailed in that report, the exceedances were not from external sound, rather, the main source of noise was from residents of the building, and from electrical and mechanical equipment within the building.

The recent report, dated October 2022, and prepared by Wardell Armstrong, showed that internal sound levels are compliant with internal guideline levels. The change to the results of the survey was due to the lower amount of activity from residents in the building.

2. Were the same studios tested in the updated assessment as requested in our response?  
Unfortunately the building was partially occupied during the noise measurements, and only those rooms which were vacant could be tested. The building has been refurbished with a uniform construction, and so there is no reason to believe that the tested rooms are not representative of the entire building.
3. It was established in the March report that one of the apartments tested, number 15 experienced an exceedance of the criteria, mainly due to the internal ventilation system. This apartment should have been included in the retest as this would indicate non compliance with the criteria and further mitigation / attenuation may have been required here. Additional measurements of apartment 15 with ventilation system in full operation will be required. Out

As stated above, the exceedances shown in the March 2021 report were due to internal activity from within the building and not the ventilation system as stated.

4. The October report advises that all building services plant was in operation during noise testing. Can they confirm the internal ventilation was in operation and at full duty in each of the apartments tested  
The noise measurements described in the noise report were undertaken with the ventilation system operational. The system was not at full duty, as there is no requirement to test under these conditions.

5. There was exceedances of the criteria in apartment 40 in the day time (38dB) and comment that the cause may have been due to electrical appliances and occupants of the building. What electrical appliances were operating? Were they operating throughout the duration of the testing? Could these not have been switched off for the short duration of testing?

All of the electrical equipment which could be easily accessed was turned off during the noise measurements. However, we had no control over equipment operating in adjacent apartments, and had little control over resident activity, which were cited as the main source of the exceedances.

6. Apartments 24 and 60 exceeded the criteria at night (32dB) and again suggestion that occupants of the building and electrical appliances contributed to the exceedance. As above which electrical appliances were in operation? Was it not considered to switch these appliances off temporarily for during the testing?

As above

Kind regards

Graeme

Graeme Souter  
Environmental Protection Officer  
Environmental Protection  
Environmental Health  
The Neighbourhoods Directorate  
Manchester City Council

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