MPF/P1307/L04A

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sol
acoustics

Albion Wharf, Albion Street, Manchester, M1 5LN

tel 0161 923 4844
fax 0161 923 4833
email info@solacoustics.co.uk

Andy Duffy
Red Property Services
The Edge Business Centre
Clowes Street
Manchester
M3 5NA

Dear Andy

HOWARD TOWN MILL, GLOSSOP
PLANNING APPLICATION HPK/2012/0274

I write in response to the Planning Condition 2 relating to Planning Application HPK/2012/0274, determined on 25 July 2012.

In particular, Condition 2 states that 'The use hereby approved shall require the plant and equipment to be installed and operated in accordance with details set out in the "BREEAM Pol 8 Environmental Noise Study", prepared by Sol Acoustics, June 2011, ref. P1307- REP02 REV A-MPF and in particular:

1) Before the operation of the development hereby approved, the plant and equipment shall be enclosed by a close boarded fence 2.5 m high. Such a fence shall be adequately maintained during the life of the development.

2) The 1.5m wide gap between the existing retaining wall and the external wall of the proposed store at the edge of the external plant zone, as shown in figure 5 of Sol Acoustics noise study referenced above, must be acoustically closed off by a solid screen of a minimum mass of 10kg/m^2 and a minimum height of 3.5m before the plant and equipment are operated. Such a screen shall be adequately maintained during the life of the development.

3) The overall level of noise from the combined operation of plant and equipment hereby approved shall not exceed those shown in the table below during the time periods and locations specified below:

	Overall Noise Level not to be exceeded (dB LAeq)	
	Daytime	**Night time**
Location	**(07:00hrs to 23:00hrs)**	**(23:00hrs to 07:00hrs)**
Rear of residential properties in High Street East	40	35
Rear façade of Howard Town Mill facing Glossop Brook	53	51
Victoria Street façade	51	51
All other façades at Howard Town Mill	40	35
Existing commercial premises	50	-

The allowable noise levels given above have been taken from our acoustic report. These figures are based on the measured pre-existing background noise levels around the site and are appropriate. However, items 1 and 2 are based on the external plant layout and sound power levels that were proposed by M&S at the time that our report was issued (June 2011).

Since our report was issued, the majority of external plant items have been relocated inside the store building and thus the acoustic screening measures that we had recommended are no longer required to achieve the Conditioned plant noise limits.

In particular, Table 1 identifies the published sound power levels of the various external plant items that were to be installed at the food store at the time of our report. The table also identifies the approximate distance from each plant item to the nearest dwelling to the rear of High Street East.

External building services plant item and distance to closest dwelling	Operating condition (see below)	Sound Power Level (dB re 1 x 10^{-12} W) @ Octave Band Centre Frequency						
		63	125	250	500	1k	2k	4k
Pack 1 Dry Air Cooler 20 metres	A	71	72	69	72	70	64	56
	B	52	54	50	54	52	46	38
	C (switched off)	-	-	-	-	-	-	-
Pack 2 Dry Air Cooler 20 metres	A	68	69	66	69	67	61	53
	B	41	43	40	43	41	35	27
	C (switched off)	-	-	-	-	-	-	-
X1 Condensing Unit 22 metres	-	56	57	58	55	53	54	48
C1 Condenser 35 metres	A	66	64	63	57	54	50	44
	C (switched off)	-	-	-	-	-	-	-
AHU Inlet 33 metres	-	59	62	66	68	67	64	59
AHU Outlet 33 metres	-	57	60	64	66	65	62	50

Condition A: During trading hours

Condition B: Store closed, during stocking

Condition C: Store closed, no activity (e.g. night time)

Table 1: Sound power levels of proposed external building services plant - June 2011

Table 2 identifies the published sound power levels of the external plant item that is now proposed to be installed at the food store. The table also identifies the approximate distance from the plant item to the nearest dwelling to the rear of High Street East.

External building services plant item and distance to closest dwelling	Sound Power Level (dB re 1 x 10^{-12} W) @ Octave Band Centre Frequency						
	63	125	250	500	1k	2k	4k
Air cooled condenser 21 metres	60	59	61	57	60	56	49

Table 2: Sound power levels of proposed external building services plant - June 2011

It can be seen that the proposed number and sound power level of the external plant is substantially lower than that proposed in June 2011. The consequence of this reduction is that compliance with the Conditioned noise levels can now be achieved without recourse to an acoustic screen between the existing retaining wall and the external wall of the proposed store, as referenced in Item 2 of Condition 2.

In particular, the calculated noise level at the rear of residential properties in High Street East is 32dB(A) due to operation of the proposed external plant.

We would therefore suggest that Condition 2 be revised such that item 2 is removed. Item 3 of the Condition will ensure that residential amenity is maintained.

Please do not hesitate to contact me if there is any aspect of the above that you would like to discuss.

Yours sincerely
SOL ACOUSTICS

[redacted]

MATTHEW FISHER