

14 March 2017

Maria Marks
Indigo Planning Ltd
Lowry House
17 Marble Street
Manchester
M2 3AW

The Victoria
150 – 182 The Quays
Salford
Greater Manchester
M50 3SP

Tel: +44 (0) 161 886 2400
Fax: +44 (0) 161 886 2401

www.wsp-pb.com

Dear Maria,

Subject: 122 OLD HALL STREET – Planning Response

With reference to the letter dated 22 February 2017, regards Shop Direct Group's objection to the scheme, specifically the comments with reference to dust and vibration during construction, we respond as follows,

We are not aware of what's specifically in the data centre and how susceptible it is to vibration/dust so can't comment directly on this, but by observation we assume if there is sensitive equipment within the existing building then a sensible assumption would be that there are already preventive measures in place – filters/vibration mounts etc - given that the building is located in the city centre directly next to one of the busiest roads.

Never the less picking up each concern;

Dust

The BRE 'Control of Dust from Construction and Demolition Activities' 2003 gives best practice guidance on the control of dust and vehicle fumes and will be implemented and followed where possible by a competent contractor, who will also monitor on a daily basis the areas immediately surrounding the site to ensure dust and dirt is minimised.

The following can be implemented to control dust as standard by contractors

- Water suppression
- The use of on tool extraction
- General screening
- Covered stock piles/skips
- Set up and monitor effective site monitoring of dust emissions.
- Local enclosed areas with mechanical ventilation can be installed with risk is high

Vibration

All works involving vibration will be minimized and where possible eradicated by design and the use of controlled mechanical equipment. If required the contractor can install a monitoring system to surrounding areas and monitor levels. After discussion with party wall surveyors and depending on the activities taking place on site through the job, the monitoring levels can be set accordingly. BS5228, 'Code of practice for noise and vibration control on construction and open sites should be referred to by contractors for trigger levels, along with site specific surveys to record existing background levels.

The following can also be implemented by contractors as means of reducing vibration;

- Contractor to propose methods that reduce the need to adopt percussive and vibrating machinery.
- Bored piling techniques to be adopted to reduce piling induced vibration – no driven systems to be used
- Ground obstructions etc to be broken down using non-percussive techniques
- Consider removal of larger sections by lifting them out and breaking them down either in an area away from sensitive receptors or off-site.

Regards

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'S Clare', is positioned above the printed name.

Stephen Clare
Technical Director, Building Structures