

Consultation with Manchester City Council.

1. Introduction

This Appendix provides copies of the consultation correspondence carried out with Manchester City Council (MCC) in support of the Proposed Scheme with regard to noise and vibration.

2. Hoare Lea Email of 4th April 2025

An information request email was issued by Hoare Lea on Wednesday 4th April 2025 to MCC of which the content is shown below.

10/15657 - Albert Bridge House - Initial Local Authority Consultation



Dear Graeme,

We have been engaged again to prepare supporting information for a new mixed use development application on Bridge Street, Manchester to replace the existing Albert Bridge House. The proposed development is likely to comprise two tall residential towers and a commercial office tower, with retail / restaurant / bar use at low level.

An EIA Scoping Document is currently being prepared for submission to seek formal comments, but ahead of that we wanted to obtain your guidance on a few aspects. You may recall that you kindly answered some questions we posed back in 2022 ahead of a previous scheme of similar nature at the same location.

1. We assume that the Manchester City Council Planning and Noise Technical Guidance (October 2022) document is the latest local guidance. Please can you confirm?
2. We have undertaken an observation visit recently and nothing of any significance has changed in the local area since the original extensive noise surveying was undertaken at the same location during 2022 (March and August), which focussed on environmental noise and entertainment noise locally. Therefore, we intend to rely on the measured noise levels for the new development analysis.
3. Since 2022 when we last consulted, has there been any new history of noise or vibration complaints received locally to Bridge Street, Manchester and if so of what nature?
4. The intention is that a noise and vibration impact assessment will be reported in the Environmental Statement and a separate acoustic design report will be provided in support of the planning application. Is there any other reporting requirement?

We know you are very busy, but any guidance or comment you can offer on the above would be appreciated at your earliest convenience.

Kind regards,

Karl Simpson
Acoustic Engineer

Tel +44 020 3668 7100

Email 

