
RE: Waterloo Road 142269

From Graeme Souter <graeme.souter@manchester.gov.uk>

Date Fri 13/06/2025 14:58

To Ian Jarvis <ian.jarvis@manchester.gov.uk>

Hi Ian

No problem. Just had a quick look over the drawings and the proforma and that's fine and addresses our comments regarding refuse.

Kind regards

Graeme

Graeme Souter

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Environmental Health
The Neighbourhoods Service
Neighbourhoods Directorate
Manchester City Council
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M18 8EQ

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From: Ian Jarvis <ian.jarvis@manchester.gov.uk>

Sent: 13 June 2025 14:44

To: Graeme Souter <graeme.souter@manchester.gov.uk>

Cc: EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Re: Waterloo Road 142269

Graeme,

Thank you for your email.

In relation to refuse, sorry that was my fault for forgetting to attach the submitted documents, now attached.

I would be grateful for any amended comments, in relation to refuse.

Regards

Ian Jarvis
Planner,
Area Team Group
Growth and Development
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Floor 6 Town Hall Extension
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PO Box 532
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Tel: 0161 234 4079
email : ian.jarvis@manchester.gov.uk
<http://www.manchester.gov.uk>

From: Graeme Souter <graeme.souter@manchester.gov.uk>

Sent: 11 June 2025 16:00

To: Ian Jarvis <ian.jarvis@manchester.gov.uk>

Subject: RE: Waterloo Road 142269

Hi Ian

I have reviewed the response and a previously outlined, due to the location and application proposal,s we will require an actual noise assessment submitting including baseline noise survey to confirm the actual noise level at the façade of the building to identify the required glazing performance with examples. The details of the selected ventilation system will need to be reviewed by the consultant to confirm it does not lead to an exceedance of the criteria as suggested in the response and also confirmation that the selected system is suitable to provide sufficient ventilation so the occupants do not need to rely in opening windows for ventilation purposes.

It has been confirmed a mechanical ventilation system will be installed rather than trickle ventilation which we are happy with but assessment of any façade penetrations such as louvred intake / extract will be required and details of any necessary acoustic insulation of these areas where required to ensure these penetrations do not impact the facade [performance and lead to an exceedance of the internal noise level.

The condition will need to remain as recommended along with the validation element.

Ref

I can partially accept the response that separate containers for each of the flats has now been proposed but each flat will also need 23l food caddy and we will also need the revised proforma and drawings referred to submitting for review as these have not be attached to the response email.

Kind regards

Graeme

Graeme Souter

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From: Ian Jarvis <ian.jarvis@manchester.gov.uk>

Sent: 06 June 2025 13:25

To: Graeme Souter <graeme.souter@manchester.gov.uk>; EnvH Licensing <envh.licensing@manchester.gov.uk>

Subject: Re: Waterloo Road 142269

Graeme,

Thank you for your comments on this application.

The applicant remains keen to avoid pre-commencement conditions and has submitted the following and attached revised details, and I would be grateful for your additional comments:

1. Noise

In relation to noise, I would propose an alternative ventilation scheme that removes reliance on opening the road-facing windows and therefore avoids the need for a baseline façade-noise survey.

Proposed C-MEV scheme (front living room & bedroom)

- Central extract fan (System 3, AD F): *Vent-Axia Multivent MVDC-MS* (or another centralised mechanical extract unit offering at least the same airflow and noise performance).
- Extract points: living room (road façade) kitchen, bathroom, hall.
- Fresh-air supply: two Greenwood EAR42 GF acoustic wall ventilators (or equivalent providing ≥ 42 dB Dn,e,w and ≥ 8 L/s at 10 Pa) installed high in the rear-elevation wall—one serving the living room, one serving the front bedroom.
- Commissioned airflow:
 - o Background – Living 13 L/s Bedrooms 8 L/s Wet rooms 8 L/s (AD F Table 1.3)
 - o Boost/purge – Living 29 L/s + 4 ach-h⁻¹ per bedroom via boost switch.
- Internal noise (manufacturer data): ≤ 25 dB LAeq in bedrooms and ≤ 30 dB LAeq in living at background rate; ≤ 35 dB LAeq everywhere at boost (tested to BS EN 13141-7).

- Glazing (unchanged): 24 mm PVC-u IGU, Rw + Ctr 36 dB (certificate GIG 240525GEN or any IGU with equal or better rating).

With the acoustic wall vents drawing from the quiet rear courtyard, BS 8233 “good” internal levels can be achieved with all façade windows closed.

Proposed condition (replaces the pre-commencement survey):

“Prior to first occupation, a commissioning certificate for the installed central mechanical-extract ventilation system, together with spot measurements confirming internal noise levels do not exceed 30 dB LAeq in bedrooms and 35 dB LAeq in the living room with the system operating at background rate, shall be submitted to and approved in writing by the Local Planning Authority. The approved system shall be retained thereafter.”

2 Refuse

I write to confirm that the refuse arrangements have now been updated to reflect their requirements. Each of the two flats will have:

- 1 × 140 L grey bin (general waste)
- 1 × 140 L blue bin (mixed recycling)
- 1 × 140 L brown bin (pulpable/card waste)

These bins are individually allocated per flat, and no shared containers are proposed.

To support this, I have attached:

- A revised MCC waste proforma, identifying the individual containers for each property
- An annotated refuse store layout demonstrating that each flat has a dedicated 1.75m × 0.75m store area, accommodating all three 140 L bins with safe access

Regards

Ian Jarvis
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From: Graeme Souter <graeme.souter@manchester.gov.uk>

Sent: 15 May 2025 10:33

To: Ian Jarvis <ian.jarvis@manchester.gov.uk>

Subject: RE: Waterloo Road 142269

Hi Ian

I have reviewed the response and the recommended condition requirements have not been satisfied and will need to remain as recommended.

The information submitted to address the internal noise criteria has been based on predicted noise levels at the facade which is not suitable and the assessment needs to be based on an actual

baseline noise study of the area to provide the actual measured noise levels at the facade of the proposed residential units to include times during rush hours and night time. The glazing specification will need be recommended based on the actual noise levels. Where it is found that the internal noise criteria will not be met with windows open, a scheme of alternative ventilation will need to be recommended to ensure occupants do not need to open windows for ventilation purposes other than for rapid, short term purge ventilation.

Reference to trickle ventilation has been provided but if the internal noise criteria cannot be met with widows open, then trickle ventilation is unlikely to provide the necessary ventilation requirements to avoid the need for openable windows so a more suitable scheme will be required. Assessment of the proposed scheme will be required to demonstrate when in full use, it will not lead to an exceedance of the internal noise criteria.

Refuse

The information submitted is not sufficient and the recommended condition will need to remain. The document in appendix D is still referring to shared use of containers for mixed recycling and pulpable waste which is not suitable and is in contradiction to the response provided by the agent. Each flat will require its own container for these waste streams so as a minimum will require 1 x 140l for general, mixed and pulpable refuse which seems to be confirmed by the agent but this is not demonstrated in the proforma. The applicant will need to submit a revised waste proforma taking into account the above requirement and also a diagram identifying the location of each of the containers in the refuse store for these properties.

Kind regards

Graeme

Graeme Souter

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From: Ian Jarvis <ian.jarvis@manchester.gov.uk>

Sent: 13 May 2025 10:54

To: Graeme Souter <graeme.souter@manchester.gov.uk>

Subject: Fw: Waterloo Road 142269

Hi Graeme,

I refer to my email below, and your previous comments on this application.

Please can you advise if you are able to respond.

Regards

Ian Jarvis
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From: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Sent: 06 May 2025 08:21
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Subject: Re: Waterloo Road 142269

Graeme,

Thank you for your comments on this application.

We are required to notify an applicant, about potential pre-commencement conditions, and we have received the attached response, questioning the need for the first and third conditions indicated in your email.

I would be grateful for your additional comments.

Regards

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From: Graeme Souter <graeme.souter@manchester.gov.uk>
Sent: 04 April 2025 14:05
To: Ian Jarvis <ian.jarvis@manchester.gov.uk>
Subject: Waterloo Road 142269

Hi Ian

Please see recommended conditions for the above application

NSE4(a)

Residential sound insulation

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Bury New Road and surrounding Streets shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB LA _{max,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

NSE6

External plant/equipment/servicing * If any new externally mounted plant or equipment is to be installed for any mechanical ventilation or louvred air intake / extract for example.

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

REF*

- a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.
New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.
- b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

The waste strategy submitted is not sufficient as it states that the 2 flats will be provided with 1 x 240 container each for general waste but will have access to shared containers for mixed recycling and pulvable waste which is not suitable. Each flat will require its own container for these waste streams so as a minimum will require 1 x 140l for general, mixed and pulvable refuse. The applicant will need to submit the required waste proforma taking into account the above requirement and also a diagram identifying the location of each of the containers in the refuse store for these properties.

Regards

Graeme

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