
Hinchley Road 143085

From [REDACTED]
Date Fri 19.9.25 11:29 AM
To Sue Wills [REDACTED]

Hi Sue

Please see recommended conditions and comments for the above resubmitted application:

CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

Measures to control noise and vibration;
Dust suppression measures;
Compound locations where relevant;
Details of an emergency contact telephone number;
A community consultation plan and;
Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

*The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance

I have reviewed the submitted CMP and I have the following comments:

Hours

The proposed Saturday start time will need amending to 08:30 on page 1 of the CMP

Dust

We can accept much of the content regarding dust control but we will need details of monitoring to confirm when will dust monitoring take place, frequency, where will monitoring occur (external to the site boundary), who is responsible and how dust monitoring will be recorded.

Noise

We can accept most of the content under this section and vibration levels have now been confirmed to not exceed 1.0mm/s/ppv at the site boundary. We will still need the site noise level at the boundary with receptors and where monitoring loggers will be installed. A statement to confirm that should noise or vibration levels exceed the limits (once agreed) work will cease until the cause of the exceedance has been identified and the problem has been resolved or an alternative method of work which is less intrusive has been established .

Complaints and consultation

Details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure should be included within the CMP. Confirmation has been provided in the revised document to confirm that complaints will be responded to within 12 hours which we can accept. The complaints procedure should confirm complaints and details of action taken will be recorded.

DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

NSE4(b)

Residential sound insulation AND overheating

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads, streets and the M60 Motorway and neighbouring sport pitches an school 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 and schools.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. 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 L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

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 and to reduce the potential for overheating.

I have reviewed the Hepworth Acoustics assessment dated March 2025 reference P25-018-R01v2 and I have the following comments:

1. The assessment was unable to capture actual noise levels from the sports pitches in use at the boundary of the proposed residential properties and as based the assessment on catalogue data and Sports England guidance which will not be sufficient. We will need assessment of noise levels at the boundary of the proposed residential properties during activities and matches / games taking place on the sports pitches. This will need to include a description of the activities taking place, time of day and actual distance from the proposed boundary. The assessment shall consider noise from ball impact / strikes, impact against the boundary and noise from participants. Worst case scenario should be considered with all pitches in use (if more than one) and adult participants. Whilst the pitches are not in use during the night time, they are likely to be in use during the evening between 19:00 and 22:00 during which time occupiers of residential are likely to be most exposed to noise so we will need assessment during Sunday mornings and evening time. The consultant will need to liaise with the sports pitch management to ensure visits and measurements can be obtained during such use.

2. It is clear that mitigation will be required and a 2.2m high timber acoustic fence has been recommended for those properties bordering the pitches. The assessment has been based on the

pitch being 20m away from the boundary although earlier commentary suggested that the sports pitches are 10m away from the proposed boundary so the noise source will be closer and will need to form the basis of the recommendation although actual assessment of noise levels will be required as discussed in point 1 to confirm the size, height, material and performance of the barrier. This will need updating once additional measurements have been undertaken and actual noise levels have been established as per point 1. Once agreed, we will need a maintenance plan for the acoustic fence with details confirming how the end user will be made aware of the fence specification and details should they need to replace the panels in future.

3. Only a brief Sunday morning measurements was undertaken which confirms noise was dominated by distant traffic from the M60 and noise levels upto 53dB recorded. We will need additional traffic noise assessment conducting around the site to confirm noise level at the façade of the proposed dwellings from traffic from surrounding roads, streets and noise from the M60 motorway. We will need noise measurements to include rush hour and the consultant refer to our guidance document. Based on the brief measurements undertaken so far, the internal noise criteria will not be met with windows open so a scheme of glazing and ventilation will need to be recommended once the baseline noise study around the site has been completed. Where the internal noise criteria cannot be achieved with windows open, the alternative scheme of ventilation will need to be recommended to ensure occupant only need to open windows for purge ventilation rather than comfort ventilation. Any mechanical ventilation will need to be assessed and insulation recommendations providing where required to ensure that when in use, the equipment will not exceed the internal noise criteria.

4. We will also need assessment during times the neighbouring school / college is, occupied to capture noise from activities at school / college pitches associate with their use and any plant that may be in use.

5. If any façade louvres are required for services such as ventilation intake / extract then these will need to be assessed and acoustic performance / insulation measures recommended to ensure the penetrations do not impact the acoustic integrity of the façade.

6. Assessment of overheating will also be required.

7. We may have additional comments once the above has been addressed and the revised background noise assessment has been completed.

NSE6

External plant/equipment/servicing / louvres and any plant located behind louvres / Heat pumps/ plant associated with ventilation

a) Externally mounted ancillary plant, equipment and servicing or louvres and plant associated with or located behind any louvres 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 proforma has been revised with the resubmission and we can accept the proposals.

AIR QUALITY 2* (EVC & Boilers etc)

a) Prior to commencement of the development, a scheme for electric vehicle charging and any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

We can accept the proposals for EVCPs and we will need comment to confirm any gas boilers will meet the criteria outlined in IAQM guidance document

CLAND01 (1) New applications, no previous contaminated land conditions

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety,

pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

I have reviewed the E3P phase II site investigation but there hasn't been a phase I desk top study submitted with the application as required and also as stated in the objectives within the report. I note that an earlier Phase I report has been submitted provided by Colliers but this was produced before the proposed end use was known so it is not sufficient. A phase ii site investigation has been submitted, undertaken by IGE reference 4070-02 / A, dated March 2024 which has been used to provide the basis of the E3P site investigation report and reference to a phase I report has been included with this document also but not submitted with the application. We will need the IGE phase I report along with the E3P Phase I report for review before we can look to provide comments on the submitted site investigation.

Kind regards

[REDACTED]

[REDACTED]

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

[REDACTED]
[REDACTED]
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