



Fw: 142311/FO/2025

From [REDACTED]
Date Mon 06/10/25 3:07 PM
To Steven Mccoombe <[REDACTED]>

Hi Steven,

Please can the following be attached to the above application:

DEMOLITION/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](#) on controlling emissions. [Currently January 2024, Version 2.2]*

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

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

LIGHT1 (Floodlighting/external lighting scheme)

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

NSE4(b) (Residential sound insulation AND overheating)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Kingsway and Mauldeth Road 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 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 when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

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 verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units 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.

The applicant will need to provide an overheating assessment for this development

NSE6 (External plant/equipment/servicing) - including substation and mast

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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 Management Strategy submitted with the application is acceptable.

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.

**The developer should refer to [MCC's AQ Guidance Note](#) for EV charge point recommendations, and also [IAQM Planning guidance](#) for further information on boilers etc if relevant.*

AIR QUALITY 1* (AQ Impact and/or Exposure Assessment)

a) Prior to commencement of the development, an air quality impact and exposure assessment together with mitigation measures to safeguard local air quality 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.

**The assessment must include NO2 as well as particulate matter and have regard to Defra's [PM2.5 Targets: Interim Planning Guidance](#).*

The information submitted is sufficient to discharge part a of the condition

Kind regards

[REDACTED]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk
[REDACTED]

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From: [REDACTED]
Sent: 03 October 2025 12:30
To: Steven Mccoombe <[REDACTED]>
Subject: Re: 142311/FO/2025

Hi Steven,

No problem. I will look at this first thing on Monday and have the response to you then.

Many thanks

[REDACTED]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk
[REDACTED]

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From: Steven Mccoombe <[REDACTED]>
Sent: 03 October 2025 08:13
To: [REDACTED] <[REDACTED]>
Subject: Re: 142311/FO/2025

[REDACTED] - no it won't be under another reference. I require a response by the end of next week as its going to Committee.

Thanks

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]
Email: [REDACTED]
www.manchester.gov.uk

From: [REDACTED] <[REDACTED]>
Sent: 02 October 2025 4:39 PM
To: Steven Mccoombe <[REDACTED]>
Subject: Re: 142311/FO/2025

Hi Steven,

That's strange, it doesn't look like we received an EP consultation. Could it have been under another reference? I can look at this and provide further comments, when do you need it for?

Kind regards

[REDACTED]
Environmental Protection Officer
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Manchester City Council

email: [REDACTED]
website: www.manchester.gov.uk
Tel: [REDACTED]
Internal: [REDACTED]

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From: Steven Mccoombe <[REDACTED]>

Sent: 02 October 2025 15:51

To: EnvH Licensing <[REDACTED]>

Cc: [REDACTED] <[REDACTED]>

Subject: 142311/FO/2025

[REDACTED]

I received your consultation response memo in relation the ground conditions for the above application. Was there another memo for the other matters?

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: [REDACTED]

Email: [REDACTED]

www.manchester.gov.uk

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10/7/25, 9:41 AM

Email - Steven Mccoombe - Outlook

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