

Ellie Knowles

From: Graeme Souter
Sent: 13 June 2025 14:58
To: Ellie Knowles
Subject: RE: Queens Road bus Depot 141934

Hi Ellie

If the substation requires a building louvre for intake / output of any kind or airflow etc, then this will need to be considered under the condition and any breakout of noise from the substation will need to be controlled to within the condition criteria.

Hope this is okay

Kind regards

Graeme

Graeme Souter

Environmental Protection
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From: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Sent: 13 June 2025 12:55
To: Graeme Souter <graeme.souter@manchester.gov.uk>
Subject: RE: Queens Road bus Depot 141934

Good afternoon Graeme,

The agent is querying the need for this condition given that all infrastructure is internally located - *there is no external plant/equipment/servicing/substation with all contained internally, do you believe the conditions below is therefore necessary? specifically the pre-operation condition and verification report.*

Can EH please advise on this matter accordingly at the earliest opportunity? This application is being recommended for determination early next week.

Kind regards,
Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

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Upcoming Annual Leave: 11th June, 20th June

From: Graeme Souter <graeme.souter@manchester.gov.uk>
Sent: 03 February 2025 09:54
To: Ellie Knowles <Ellie.Knowles@manchester.gov.uk>
Subject: Queens Road bus Depot 141934

Hi Ellie

Please see recommended condition for the above application:

NSE6

External plant/equipment/servicing/substation

a) Externally mounted ancillary plant, equipment, servicing or electrical substation 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.

Kind regards

Graeme

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

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