

MEMO P22-313-M02v1

Project	Louisa Street Works, Openshaw – Approved Residential Development
Date	07 November 2024
To	Paul Sinclair; Kirsty Wright – Westchurch Homes Ltd
From	David Thurstan BSc MIOA, Principal Consultant
Subject	Condition 16; Plots 1-19 and 30-53

The approved residential development at former Louisa Street Works was granted permission in June 2023, as per planning reference 134775/FO/2022.

The following condition relates to a scheme of noise mitigation for the development.

“16) a) The development shall be implemented in accordance with the noise attenuation measures within Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022 before first occupation of the residential units.

b) A detailed plan showing the location and extent of the proposed acoustic barrier, together with the design and specifications of the acoustic barrier shall be submitted to and approved in writing by the City Council as local planning authority, before first occupation of the residential units. The approved scheme shall be implemented before the occupation of the residential units.

b) Prior to first occupation of the residential units which have been acoustically insulated, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved noise impact assessment report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.”

The noise assessment referenced in the condition recommended a scheme of mitigation for any plots exposed to noise predominately from noise sources to the north of the site. Therefore, although some plots to the north of the site require specific noise mitigation measures, there are a number of plots that are away from noise sources and hence do not require any specific noise mitigation measures, as shown the figure enclosed.

It is recommended that Plots 1-19 and 30-53 can be occupied without the need for a verification report, as no noise mitigation measures are to be undertaken to these plots, and therefore may be taken to conform to the requirements of the approved noise impact assessment report.

Key: Not to scale

- No noise mitigation measures required



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Title: Figure: Approved Site Layout

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