

Plant Noise

Application Number: 135383/JO/2022 (subsequently amended by 137765/NMC/2023)

Proposal: Variation of planning condition 2, 10 and 11 attached to planning permission referenced 125990/FO/2020 to make elevational alterations including alterations to window details, boundary treatment and street trees.

Location: Land Off Oldham Road (A62), Holyoak Street And Droylsden Road, Manchester

Date of application: 3 November 2022

Condition: 15 – Plant Noise

Document No. T81300T0029P1

Condition 15:

“15) (a) Prior to the first occupation of each phase of the residential element of the development, details of any externally mounted ancillary plant, equipment and servicing relevant to that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, for each phase, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of each phase of the residential element of the development, a verification report will be required to validate that the work undertaken for that phase conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures for each phase shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

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Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).”

Description of Evidence

Please refer to the attached 22094-RP-1-R0 PC15 Noise Report which has been prepared for the discharge of Condition 15 and demonstrates that “plant noise emission levels satisfy the local planning authority noise requirements (as calculated and installed)” and as a result the requirements of Condition 15, parts (a) and (b) have been met across the site.

Revision	Date	Initials	Details	Checked / date
P1	18/04/24	JTU	Issued for Discharge of Condition 15	ADV / 18/04/24

T81300T0029P1 Newton Heath: Land Off Oldham Road (A62), Holyoak Street and Droylsden Road, Manchester