

Condition 16

Internal Noise Levels

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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: 16 – Internal Noise Levels

Document No. T81300T0028P1

Condition 16:

“16) (a) Prior to the first occupation of each phase of the residential element of the development a scheme for acoustically insulating the proposed residential accommodation relevant to that phase against noise from Oldham Road, the local traffic network and surrounding commercial uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the relevant phase of development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary for each phase of development. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (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 L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first use of each phase of the residential element of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition relevant to that phase. 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 required 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.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) 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-2-R0 PC16 Noise Report which has been prepared for the discharge of Condition 16 and demonstrates that “internal noise levels within the tested dwellings achieved the upper limits of acceptable internal noise levels” and therefore the requirements of Condition 16, parts (a) and (b) have been met across the site.

T81300T0028P1 Newton Heath: Land Off Oldham Road (A62), Holyoak Street and Droylsden Road, Manchester

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Revision	Date	Initials	Details	Checked / date
P1	18/04/24	JTU	Issued for Discharge of Condition 16	ADV / 18/04/24