



MANCHESTER
CITY COUNCIL

**Environmental Health
Internal Memorandum**

To	Head of Planning	FAO: Emily Booth
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	Laura Miller	Our Ref: 761159
Date:	9 January 2023	Telephone: 31742

Consultation on Planning Application

Application No: 135667/FO/2022

Description: Installation of lightning protection system, generator, and ground level plant screen.

Location: Langley Buildings 40-46 Princess Street, Manchester

I write in response to your memorandum of the 15 December 2022 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

LIGHT1

- 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.

NSE6¹

a) Emergency 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 10dB (L_{Aeq}) above the typical background (L_{A90}) 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.

¹The Environmental Protection Section has reviewed the submitted acoustic report, Sandy Brown, 30 August 2022 and has the following comments:

1. Daytime noise levels from the generator have been shown to exceed the criteria by 4dB during the daytime and recommendations have been made for possible mitigation measures. Confirmation is required of the mitigation measures to be installed and an addendum report submitted to show the limits can be complied with.
2. An assessment has also been undertaken at night which shows the criteria to be significantly exceeded. If all testing is completed during the day, then mitigation is not required on the basis that any night time noise will be a genuine emergency and this will not be the only noise (fire alarm also sounding). If night time testing is required then further mitigation measures will be required.

Emergency Generator

The testing of the emergency generator hereby approved shall be restricted to the following hours and no more than twice a year, unless agreed in writing by the City Council as local planning authority.

- Monday to Friday 09:00 to 18:00
- No testing to be undertaken at the weekend or on a Bank Holiday

Reason – In the interests of residential amenity pursuant to policies <insert>

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact Laura Miller

Fiona Sharkey
Head of Compliance, Enforcement and Community Safety