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| To               | Head of Planning                                     | FAO: Emily Booth |
| From             | Head of Compliance, Enforcement and Community Safety |                  |
| Contact Officer: | Lisa Jones                                           | Our Ref: 789161  |
| Date:            | 22 November 2023                                     | Telephone: 31372 |

## **Consultation on Planning Application**

Application No: 135348/FO/2022

Description: Demolition of existing rooftop plant room wings and the installation of a new external fire escape, roof mounted photo voltaic panels with edge protection, roof mounted air source heat pumps and air handling units including the installation of louvred screens and associated works.

Location: Manchester University, Oxford Road, Manchester, M13 9PL

I write in response to your memorandum of the 24<sup>th</sup> October 2023 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.

### **DEMOLITION/CONSTRUCTION MANAGEMENT PLAN**

Prior to the commencement of development, a demolition/construction (delete as appropriate) management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

Measures to control noise and vibration;

Dust suppression measures;

Compound locations where relevant;

Details of an emergency contact telephone number;

A community consultation plan; and

Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions.

## **DEMOLITION/CONSTRUCTION HOURS**

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

## **NSE6**

External plant/equipment/servicing

a) Externally mounted ancillary 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 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.

*The applicant will need to confirm details of the plant to be installed as part of the development and ensure that the plant complies with the limits set out in the submitted acoustic report.*

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](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 Lisa Jones on extension 31372.

Fiona Sharkey

Head of Compliance, Enforcement and Community Safety