



To	Head of Planning	FAO: Michael Pearson
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	Laura Miller	Our Ref: 785002
Date:	6 October 2023	Telephone: 0161 234 1742

Consultation on Planning Application

Application No: 137841/FO/2023

Description: Erection of 5 storey building to form 52 residential apartments (Use Class C3a), with associated car and cycle parking provision, hard and soft landscaping, boundary treatment, access, servicing, and other associated works.

Location: Land at Downley Drive, Manchester

I write in response to your memorandum of the 11 September 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.

CONSTRUCTION MANAGEMENT PLAN¹

Prior to the commencement of development, a construction 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.

¹A CMP was agreed under CDN/22/0334, Rowlinson Contractors Methodology Logistics & Health, Safety & Environmental Considerations During Construction Period Rev 1 Issued 26th July 2022. If this CMP is still applicable then it needs to be provided with the application documents as the one submitted is dated 2021 and predates the approved one.

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.

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.

NSE4(b)²

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Woodward Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00) shall not exceed 45 dB $L_{Amax,F}$ by more than 15 times)	30 dB L_{Aeq} (individual noise events)
Living Rooms (daytime - 07.00 - 23.00)	35 dB L_{Aeq}
Gardens and terraces (daytime)	55 dB L_{Aeq}

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

²The Environmental Protection Section has reviewed the submitted acoustic report (Sandy Brown, 19 April 2021), and we agree with the conclusions to install standard double glazing and MVHR for background ventilation. Part a) of the condition has therefore been complied with. Post completion testing in the apartments will be required to confirm the internal noise levels (which should include with the MVHR running).

NSE6³

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 (L_{Aeq}) below 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.

³The Environmental Protection Section has reviewed the submitted acoustic report (Sandy Brown, 19 April 2021). Limits have been set for any external plant. Once the plant has been selected an addendum report will be required to confirm that it is 5dB below the

typical background at the nearest noise sensitive receptor. It is stated in the design and access statement that Air Source Heat Pumps (ASHP) will be used to heat the hot water across the development. The noise from the ASHP needs to be considered in the addendum report too.

REF⁴

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

⁴The Waste Management Strategy submitted with the application is acceptable.

WHEELS

All vehicles entering and leaving the site during the construction period shall pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason - To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud.

AIR QUALITY 1

a) Prior to commencement of the development, an air quality impact and exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

⁵The submitted air quality assessment (Hilson Moran, 26 July 2023) has been reviewed and we agree with the conclusions of the air quality assessment (human health) that no specific mitigation measures are required for the development (the construction management plan includes measures to mitigate dust during the construction phase) other than good practice measures such as electric vehicle charging points. It has been proposed for 20% of the spaces in the car park for the apartment block to include an electric vehicle charging point, minimum of 7kW. They also need to provide cable runs to all the other spaces. Confirmation is required as to the location of the charging points and the provision of the cable runs to comply with part a) of the condition.

CLAND01⁶

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

⁶The submitted reports were previously agreed under CDN/22/0334. As such we require a validation report for the imported soils (chemical and depth validation) for the soft landscaping around the apartment block, the findings of the watching brief for unexpected contamination and any waste transfer notes.

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