

Ref: 50-477-TN1-1
Date: 12th October 2023

Tom Williams
NEO PROJECTS

BY Email

DISCHARGE OF CONDITIONS 12 AND 22 CHARLESTOWN, BENMORE ROAD

BACKGROUND & OBJECTIVES

E3P have been commissioned to produce a technical note that provides information sufficient in order to discharge conditions 12 and 22 of the planning approval (135788/FO/2022). The conditions are given below:

12 a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from White Moss Road 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, including any local commercial/industrial premises. 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.

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, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.



Charlestown Phase 2

Technical Note on Noise

October 2023

22) Prior to any above ground works, details of any locations of enclosures and samples of the materials, design and colouration to be used for any acoustic enclosures of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials and shall be retained as such at all times thereafter. Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy DM1 of Manchester's Core Strategy

As such, E3P have drawn upon the previously completed Noise Assessment (50-477-R1-1 dated November 2021) which was undertaken by E3P in order to consider the above conditions.

The completed NIA included two separate sites, one close to Whitemoss Road and one at the former Whitemoss Day Care, this site. The layout is shown below:



FIGURE 1 SITE LAYOUT



Charlestown Phase 2

Technical Note on Noise

October 2023

The planning conditions specifically relate to the impact of sound from Whitemoss Road, however, as noted in the NIA, noise from Whitemoss Road at this site we suitably screened so as not to exceed levels of 48 dB during the day and 42 dB during the night. Traffic counts were conducted for Benmore Road but flows were found to be sufficiently low as to not constitute a Calculation of Road Traffic Noise assessment.

As such, no mitigation measures were proposed for this site as noise levels were suitably controlled. Indeed, internal noise levels, with windows open achieved or fell below the BS 8233 criteria and garden noise levels fell below the lower criterion of 50 dB.

As such, the previously submitted NIA is sufficient in discharging conditions 12 and 22 for this site as no acoustic mitigation is required for this site.

The technical note has been completed by Lee Faulkner, Associate Director at E3P, with over 12 years' experience in the measurement and assessment of noise and vibration. I hold the Post Graduate Diploma in Acoustics and Noise Control and I am a full corporate member of the Institute of Acoustics (MIOA).

Yours sincerely,
For and on behalf of E3P Ltd

Lee Faulkner
Associate Director

