

Discharge of Condition 6b

Post installation assessment of noise from new ABS drinks cooler
condenser

McDonald's
1169 Oldham Road
Failsworth
Manchester
M40 2FU



On behalf of

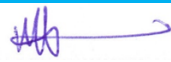


Project Ref: 7754-DoC | Rev: 0 | Date: 26th April 2023

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Document Control Sheet

Project Name: McDonald's, 1169 Oldham Road, Failsworth, Manchester, M40 2FU
Project Ref: 7726
Report Title: Post installation assessment of noise from new ABS drinks cooler condenser
Date: 26th April 2023

	Name	Position	Signature
Prepared by	Peter Ashford BSc MIOA ANC	Managing Director	
Reviewed by	John Hammond TechIOA	Senior Acoustician	

Revision	Date	Description

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1 Summary

Planning permission has been granted by Manchester City Council for “*Reconfiguration of site access arrangements, alterations to building elevations including single storey extension to form freezer/chiller unit and creation of a new bin store, erection of single storey detached shelter and associated site works including reconfigured seating area and installation of electric vehicle charging points*” at McDonalds restaurant 1169 Oldham Road, Failsworth Manchester (planning reference 135166/FO/2022¹).

Condition 6 of the Consent states;

a) Notwithstanding details submitted, 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 development an updated scheme shall be submitted which takes account of existing background noise level data. This 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.

b) Prior to the operation of any external equipment, 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Acoustic Associates SW Ltd have been instructed by Planware Ltd to carry out on-site measurement of noise from the newly installed ABS drinks cooler and present the necessary information to enable this Condition to be discharged.

Sound measurements have now been taken, with the ABS cooler running and confirm the source data of 66 dB LAeq at 1m is correct and levels at the neighbours will be no louder than 31 dB LA,r.

Condition 6 requires that new plant noise should be no greater than the minimum background – 5 dB. The background has been previously recorded to be no lower than 48 dB LA90 and therefore actual ABS noise can be seen to better this requirement.

This report therefore provides the necessary information to confirm the requirements of Condition 6 have been met and Condition 6b can therefore be discharged.

¹

<https://pa.manchester.gov.uk/online-applications/applicationDetails.do?keyVal=RJDHKBCM7S00&activeTab=summary>

2 Planning conditions

Planning permission has been granted by Manchester City Council for “*Reconfiguration of site access arrangements, alterations to building elevations including single storey extension to form freezer/chiller unit and creation of a new bin store, erection of single storey detached shelter and associated site works including reconfigured seating area and installation of electric vehicle charging points*” at McDonalds restaurant 1169 Oldham Road, Failsworth Manchester (planning reference 135166/FO/2022²). A copy of the consent is included at the rear of this report.

Condition 6 states;

- a) *Notwithstanding details submitted, 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 development an updated scheme shall be submitted which takes account of existing background noise level data. This 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.*
- b) *Prior to the operation of any external equipment, 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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.*

3 Post installation sound survey

Mr Peter Ashford BSc, MIOA, ANC attended the restaurant on Tuesday 18th April 2023 to inspect and record the noise created by the newly installed ABS drinks cooler condenser on the roof of the restaurant.

The survey, procedures and equipment used were compliant with the requirements of BS7445³.

Attended sound measurements were made on the plant roof as well as on the neighbour's boundary.

The weather during the survey was fine⁴ with little or no wind.

² <https://pa.manchester.gov.uk/online-applications/applicationDetails.do?keyVal=RJJDHKBCM7S00&activeTab=summary>

³ BS7445-1: 2018 Description and measurement of environmental noise - Part 1: Guide to quantities and procedures

⁴ <https://www.timeanddate.com/weather/@6691219/historic?month=4&year=2023>

The sound meter/pre-amp/microphone was calibrated using a hand held calibrator before and after the survey, with no adverse variants being observed. Details of the equipment used are given in the table below.

Meter Make	Model	Serial No.	Calibration Date	Calibration Certificate No.	Calibration due date
Rion	NA28	00881065	14-7-22	1129940	14-7-24
Rion	NC74	34794316	5-7-22	1129641	5-7-23

The picture below shows the new ABS drinks cooler condenser which has been installed in the 1st floor plant well over the restaurant;



Figure 1 showing new ABS cooler

The photograph below shows the view, stood by the ABS cooler looking towards the nearest residential neighbours, to the rear on Irving Street,



Figure 2 showing view to neighbours

It should be noted that the view of the ABS cooler is completely screened from view from any of the neighbours by the side of the plant well.

The sound pressure level from the ABS cooler was recorded at 1m from each of its four sides as well as 1m above it and the mean correct sound level was 66 dB L_{Aeq} at 1m.

Sound levels were also recorded on the side boundary overlooking Irwin Street as shown in the photo below;



Figure 3 view of Irwin Street from new waste store

The background sound level of 55 dB $L_{A90,T}$ was recorded and was unaffected by the operation of the ABS cooler, which was never audible.

Based on the measured of ABS cooler noise at 1m (66 dB L_{Aeq}) and allowing for the additional distance and screening losses its contribution will be no greater than 32 dB L_{Aeq} at the nearest sensitive receivers on Irving Street⁵.

4 Assessment of on-site recorded noise levels

To comply with the requirements of Condition 6a, noise from the ABS drinks machine roof mounted external condenser, which will only operate during opening hours, will need to be less than the recorded background sound level less 5 dB. The lowest background sound level, during opening hours occurred just before 11pm and was 48 dB $L_{A90,T}$, consequently new plant noise will need to be limited to 5 dB less than that, namely 43 dB $L_{A,r}$ (rating level).

The recorded levels confirm the source data of 66 dB L_{Aeq} at 1m and sound levels and the nearest sensitive receivers will be 16 dB below the quietest recorded sound level, bettering the requirement of background – 5 dB set out in the Condition 6a.

This report therefore provides the necessary information to enable Condition 6 to be discharged.

Planning Consent Application number: 134022/FO/2022

⁵ Details provided in our report dated 4th November 2022



Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

McDonalds Restaurants Limited
11-59 High Road
East Finchley
London
N2 8AW

Agent (if used)

Mrs Sarah Carpenter
Planware Limited
St Andrews Street
33 St Andrews Street South
Bury St Edmunds
IP33 3PH

Part 1 – Particulars of the application/development

Proposal: Erection of single storey side extension to form new chiller compound, together with new bin store, elevational alterations, remote corral and shelter to car park and ancillary works

Location: 1169 Oldham Road, Manchester, M40 2FU

Date of application: 29 July 2022

Application number: 134022/FO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawings referenced 12824_AEW_0434_0001, 12824_AEW_0434_0002, 12824_AEW_0434_0050/A, XXXX-SA-XXXX-P034, 6132-0001 and

12824_AEW_0434_0004/B, 12824_AEW_0434_0005/B received by the City Council as Local Planning Authority on 9 June 2022 and 29 July 2022 respectively.

-Furniture specification document received by the City Council as Local Planning Authority on 9 June 2022.

-Paving specification (colour charcoal) received by the City Council as Local Planning Authority on 9 June 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to the commencement of development, a construction management and demolition management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

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

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

4) The materials to be used on the external surfaces of the extension hereby permitted, shall match those of the existing building in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) The electric vehicle charging points shown on drawing referenced 12824_AEW_0434_0004/B, received by the City Council as Local Planning Authority on 9 June 2022, shall be installed and operational prior to first occupation of the extension hereby approval and shall be retained thereafter.

Reason - In the interest of air quality, pursuant to policies DM1 and EN16 of the Manchester Core Strategy.

6) a) Notwithstanding details submitted, 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 development an updated scheme shall be submitted which takes account of existing background noise level data. This 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.

b) Prior to the operation of any external equipment, 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 nonconformity 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, pursuant to saved policies DC26 and DC10 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

7) Notwithstanding details submitted, prior to above ground development commencing, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of number and capacity of bins proposed and collection frequency;

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, pursuant to saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Greater Manchester Police (Design for Security) advised the following:

-All new external fittings (i.e. shutters, windows or doors, cycle storage) should be certified to Secured by Design standards;

-All aspects of the proposed extension, particularly doorways should be illuminated with dusk til dawn lighting;

-Coverage for any CCTV systems and alarms will need to be reviewed to check all areas of the development are covered.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register online at:
www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Date: 21 September 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing