



2209/42/PAB

BLACKLEY FIRE STATION, ROCHDALE ROAD, BLACKLEY, MANCHESTER.

PLANNING STATEMENT.

This application is for Approval Of Details Reserved By A Condition.

Approval Reference: - 136722/FO/2023 for the following works: -

“Erection of Fire Station (sui generis) including new Training Tower, parking and manoeuvring areas, landscaping and boundary treatment following demolition of existing Fire station.”

In submitting this application, we are seeking to gain approval for CONDITION 23 works: -

- a) Any externally mounted ancillary plant, equipment and servicing to be installed 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 its installation, the scheme shall be submitted 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.
- b) Prior to any externally mounted ancillary plant, equipment and servicing to be installed becoming operational, an approved 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-compliance with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Clarification Statement: -

Refer to the following submitted drawings outlining the externally positioned plant and the Noise Reduction measures.

Drawing;- BFS-BGH-XX-XX-DR-A-0251(C3): - BREEAM Hea07 Noise Reduction Measures.

Drawing: -BFS- KEY -XX-00-DR-M-5605: - Proposed Plantroom Layout.

Manufacturers references / Details of the installed external plant are note under table 5.3 of the report noted below.

In accordance with the requirements of 23b refer to the BREEAM Acoustic Commissioning Report ref 1520/BACR1 dated 18.11.2025.

Section 5 makes refers to the Atmospheric Plant Noise emissions.