

**RE: 145583/FO/2026 85 Rochdale Road**

From [REDACTED]
Date Tue 28/07/2026 14:04
To Jennifer Atkinson [REDACTED]

Hi Jen

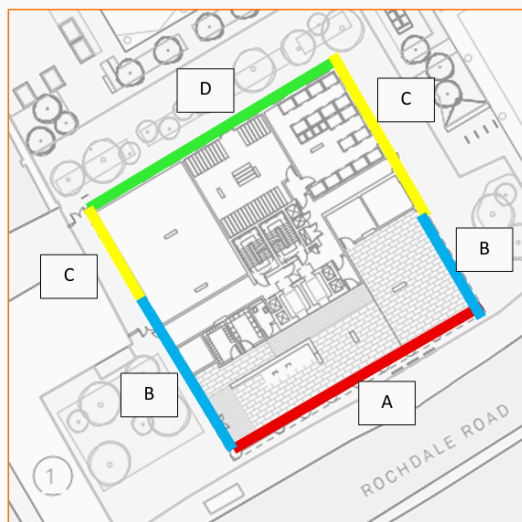
NSE 4

I have looked at Nowhere Bar and it does only have a 3 year temp period and so if the building will not be occupied in that time then an additional survey is not required.

I have reviewed the dBx Acoustic Planning Report again to look at the proposed glazing.

The external noise at the facades is has been categorised into:

Figure 7: Indicative Façade Categories



With the predicted worst case external noise at the facades given below:

Table 2: Predicted Typical Worst-case External Noise Levels at Facades

Facade	Predicted Daytime Ambient Noise Level (dBL _{Aeq,16 hours})	Predicted Night-time Ambient Noise Level (dBL _{Aeq,8 hours})	Predicted Night-time Maximum Noise Level (dBL _{AfMax,8 hours})
Category A (Red)	73	71	84
Category B (Blue)	67	65	78
Category C (Yellow)	62	59	72
Category D (Green)	55	52	67

The glazing proposed for each zone is:

Table 3: Glazing Sound Insulation Requirements

Façade Category	Room	Glazing Sound Insulation Performance, dBR _w (C _v)	Example Glazing Construction, mm
A	Living Rooms	43 (-6)	6.5A/TC/8.5A
	Bedrooms	46 (-7)	6.5A/TC/13A
B	Living Rooms	40 (-6)	10/TC/6.4PVB
	Bedrooms	44 (-7)	8.5A/TC/12
C	Living Rooms	38 (-6)	10/TC/6
	Bedrooms	38 (-6)	10/TC/6
D	Living Rooms	31 (-6)	4/TC/4
	Bedrooms	31 (-6)	4/TC/4

A= Acoustic Laminate glass; TC = Thermal Cavity; PVB= Polyvinyl Butyral

The glazing scheme is acceptable but we still await the details of the ventilation system to be submitted.

Kind regards



Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ



website: www.manchester.gov.uk

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From: Jennifer Atkinson [Redacted]
Sent: 27 July 2026 08:15
To: [Redacted]
Cc: EnvH Licensing [Redacted]
Subject: Fw: 145583 85 Rochdale Road



Can you review the below and advise how you wish to proceed? Thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

[REDACTED]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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From: [REDACTED]
Sent: 24 July 2026 17:42
To: Jennifer Atkinson [REDACTED]
Cc: [REDACTED]
Subject: RE: 145583 85 Rochdale Road

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Hi Jen,

We have looked further into the EHO comments on noise, particularly in relation to the presence of Nowhere Bar.

Nowhere Bar was granted temporary planning consent for 3 years under planning application 141477/FO/2024, and the decision notice states that the consent will expire by 1st January 2028 and that the site shall be made good within one month of the temporary permission expiring.

Phase 2 will not be completed and occupied by the time the planning consent for Nowhere Bar has expired in Jan 2028. Therefore Nowhere Bar will not have a noise impact on future occupants of phase 2 Rochdale Road.

In regard to the request for details of the MVHR system to be used, this is usually provided at the detailed design level and could be conditioned. Likewise a detailed assessment of plant noise emissions is usually undertaken at the detailed design stage and could be included as a planning condition.

Please let me know if the above resolves the EHO comments on noise.

Kind regards,
[REDACTED]



[REDACTED]
Associate – Planning Consultancy
MPlan MRTPI
Pronouns (She/Her)

[REDACTED]



WSP in the UK
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From: [REDACTED]
Sent: 23 July 2026 11:44
To: 'Jennifer Atkinson' [REDACTED]
Subject: RE: 145583 85 Rochdale Road

Hi Jen,

Requested Ground Investigation report available to download via the link below.



[KC251336-A1-PRA-Rochdale Road, Manchester_R0 \(1\).pdf](#)

Kind regards,

[REDACTED]



[REDACTED]
Associate – Planning Consultancy
MPlan MRTPI
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From: [REDACTED]
Sent: 23 July 2026 11:23
To: 'Jennifer Atkinson' [REDACTED]
Subject: RE: 145583 85 Rochdale Road

Hi Jen,

Please see attached an updated version of the CMP which includes the comments made by EHO.

Please also see attached the requested ground investigation report dated July 2025.

We will come back to you separately re noise comments.

Kind regards,

[REDACTED]



[REDACTED]
Associate – Planning Consultancy
MPlan MRTPI
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From: Jennifer Atkinson [REDACTED]
Sent: 20 July 2026 09:10
To: [REDACTED]
Subject: 145583 85 Rochdale Road

Apologies but I don't think I shared the EHO comments with you. There are a couple of things to address including the noise where there looks like an agent of change issue. I will need comfort around this so please can the noise consultant update the report?

Thanks Jen

CMP

Noisey working on Saturdays should be inline with MCC guidelines which is 08:30 to 14:00 hour and not the 08:00 as proposed.

Dust – can they confirm that wagons will be covered/sheeted?

Noise

I have reviewed the Acoustic Planning Report, dBx and a noise survey that was undertaken in 2021 has been used due to the current noise from construction activities near the site. From this survey the main source of noise was from road traffic. The glazing sound insulation requirements have been given in Table 3 for each façade. An overheating assessment was undertaken and concluded that MVHR will be used and windows will not be required to be opened for overheating.

However, the noise survey does not include:

an assessment of music and associated noise from Nowhere Bar at 1 Burstock Street that has opened after the noise survey was conducted
details of the MVHR system that is to be used.

Plant

*I have reviewed the Acoustic Planning Report, dBx and a noise survey that was undertaken in 2021 has been used due to the current noise from construction activities near the site. As the external plant has yet to be determined it has not been demonstrated how the criteria will be met.

Ground conditions

*I have reviewed the Phase 2 Geo -Environmental Investigation, Risk Assessment and Outline Remediation Strategy, LK Consult and this mentions a Preliminary Risk Assessment (PRA) report, undertaken by LKC (Ref:LKC251336-A1-PRA-Rochdale Road, Manchester R0, dated July 2025 which should be submitted so that the reports can be reviewed together.

Jennifer Atkinson
Strategic Planning and Project Lead

Planning Building Control and Licensing - Growth and Development
Manchester City Council

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
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