



145583/FO/2026 85 rochdale road, residential apartments

From [REDACTED]
Date Thu 04/06/2026 16:36
To Jennifer Atkinson [REDACTED]

Hi Jen

I have reviewed the above application and comment as follows:

1.DEMOLITION MANAGEMENT PLAN

Prior to the commencement of development, a demolition 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.

*I have reviewed the Site-Specific Method Statement, Site Specific Risk Assessment and Demolition Phase Plan, all by Booth Hill Demolition, and these are sufficient to discharge the condition.

2.CONSTRUCTION MANAGEMENT PLAN

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.

*I have reviewed the CEMP by McGoff Construction and more information is required:

- Noisy 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?

3.NSE4(b) (Residential sound insulation AND overheating)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Rochdale Road and the local traffic network, 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 such as Nowhere Bar.

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) 30 dB L_{Aeq} (individual noise events shall not exceed 45 dB $L_{Amax,F}$ by more than 10 times)
- 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.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB ($L_{eq,5min}$), respectively.

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 verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units 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.

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.

4.NSE6 (External plant/equipment/servicing)

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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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.

*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.

5.REF

a) Before the development commences 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.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) 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.

*I have reviewed the proposed waste storage and the number of bins per each waste stream does not comply with GD04, as they are proposing additional private collections and so this condition cannot be discharged.

6.AIR QUALITY 1* (AQ Impact and Exposure Assessment)

a) Prior to commencement of the development, an air quality impact and exposure assessment together with 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.

*I have reviewed the Air Quality Assessment by Redmore Environmental and they have found:

- Potential construction phase air quality impacts from fugitive dust emissions were assessed and it is considered that the use of the identified site-specific control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level. The measures proposed should be incorporated into the CEMP.
- Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site and they were found to be not significant.
- The proposals have the potential to expose future residents to elevated pollution levels. Dispersion modelling was undertaken in order to predict concentrations across the site as a result of emissions from the highway network and results verified using local monitoring data. The predicted pollutant concentrations were below the relevant criteria across the development and no mitigation is required.
- There are no as boilers proposed
- There are no car parking spaces proposed.

Therefore, this condition can be discharged.

7.CLAND01

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) 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 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 prior to occupation 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.

*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.

Kind regards



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