MANCHESTER CITY COUNCIL

Environmental Health
Internal Memorandum

To	Head of Planning	FAO: Jennifer Atkinson
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	[redacted]	Our Ref: PR202606-1759610
Date:	16 June 2026	Telephone: 31742

Consultation on Planning Application

Application No: PLA-2026-000312

Description: Erection of three interconnected blocks (T1, T2 and T3) of 8, 10 and 38 storeys including ground, plus basement and plant, comprising purpose-built student accommodation with ancillary internal amenity space (Sui Generis) together with flexible commercial uses (Use Class E); landscaping works, highways, access, servicing, infrastructure and other associated works.

Location: Charles Street Multi-Storey Car Park, Plot H Sister, Charles Street, Manchester, M1 7AR

I write in response to your memorandum of the 1 June 2026 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

Kitchen extraction note
It has been noted from the ventilation statement that the commercial units will not include the cooking of food, as such the approval for these units will need to be restricted as follows:

Use Class E Commercial, Business and Service (a, b – excl. hot food, c, g)

- *E(a) Display or retail sale of goods, other than hot food*
- *E(b) Sale of food and drink for consumption (mostly) on the premises – excluding hot food*
- *E(c) Provision of:*
    - *E(c)(i) Financial services,*
    - *E(c)(ii) Professional services (other than health or medical services), or*
    - *E(c)(iii) Other appropriate services in a commercial, business or service locality*

- *E(g) Uses which can be carried out in a residential area without detriment to its amenity: (i, ii, iii)*

CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction and environmental 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.

**The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions. [Currently January 2024, Version 2.2]*
*** In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.*

We have read and accept the submitted CEMP (RG Group, Revision A, October 2025) in principle. However, having also read their Construction Noise and Vibration Assessment (appendix 8.4 of the Environmental Statement) we have the following comments to make that need to be included in the final version of the CEMP

The submitted Construction Noise and Vibration Assessment is broadly compliant with BS 5228 and MCC Planning and Noise Guidance (2022), utilising appropriate assessment methodology, receptor-based modelling and establishing relevant thresholds; however, it identifies that significant adverse noise effects are likely at nearby residential and hotel/PBSA receptors during certain construction phases, and that vibration impacts from plant (notably vibratory rollers) and works in proximity to the adjacent railway may exceed relevant thresholds in some scenarios, whilst construction traffic effects are predicted to be negligible. The assessment relies on generic Best Practicable Means and does not fully address duration of exceedances, detailed phasing, or a robust monitoring trigger-action framework. As such, whilst the scheme is acceptable in principle, it is recommended that planning permission is granted subject to conditions securing a detailed CEMP (including noise and vibration management), Section 61 consent under the Control of Pollution Act, a comprehensive monitoring and trigger-action plan, specific vibration controls near sensitive

receptors and the railway, and a community liaison strategy to minimise disturbance and ensure compliance.

Due to the likely impacts from noise this needs to be included in the CEMP for this development.

A detailed Dust management plan is also required for the construction phase as recommended in the Air Quality chapter of the Environmental Statement.

DEMOLITION/CONSTRUCTION HOURS

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

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

HOURS1

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

To be agreed for the commercial units and amenity areas

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

HOURS2

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

LIGHT1

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties.

NSE1 (Premises sound insulation)

a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full prior to the first use of the development or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 5dB below the L_{A90} (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development 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 acceptable 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 occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

We have considered the following:

- *Environmental Statement Chapter 8*
- *Acoustic Assessment Report, Blackbird Acoustics, Reference: 2151.Rep.AAR.Rev1, Dated: 19 November 2025*
- *Commercial Units and Resident's Gym Noise and Vibration Impact Assessment, Heyda Acoustics, Reference: 24035-HEY-XX-XX-T-Y-5004, Revision P02, Dated: 27 November 2025.*

<u>Commercial Units</u>
The Blackbird Acoustic Reports states that detailed construction designs to be developed post planning permission. The proposed separating floor will comprise concrete cast in-situ slabs of minimum thickness 225mm, a maximum internal noise level for the commercial units has been predicted to be 83dBA. This is to be developed further in the detailed design and conditions are likely to be required for tenants prior to fit out of the units.

This is further considered in the Heyda Acoustics Report including gym noise. This report is based on 75dBA as the maximum internal noise level with standard thermal double glazing. This will result in a predicted specific noise level of 37dB at the nearest proposed habitable room (within the development on the first floor) during the daytime. This limit has been deemed as acceptable for the reduced class E uses that are likely to occupy the commercial units. Modelling has also recommended that the separating floor and walls elements between the ground floor commercial units and residential accommodation should achieve a minimum in-situ airborne sound insulation of approximately $D_{nT,w}+C_{tr}$ 50dB. This is all based on the commercial units operating in the daytime only. The recommendations are accepted in principle for the base build. Acoustic assessments will need to be submitted by tenants before occupation of the units in case any additional noise mitigation measures are required.

Resident's Gym
The submitted "Commercial Units and Resident's Gym Noise and Vibration Impact Assessment" has been reviewed. The assessment adopts appropriate methodology and is generally consistent with Manchester City Council's Planning and Noise Technical Guidance (2022), including application of the –5 dB below background (LA90) criterion for entertainment-type noise. Modelling indicates that predicted noise levels from the residents' gym would comply with this criterion at all identified off-site receptors and achieve only marginal compliance at the nearest on-site receptor. The assessment also appropriately considers gym-specific risks and references ProPG Gym Acoustics Guidance (2023); however, whilst suitable design principles and mitigation measures are outlined, the submission does not include a quantified assessment of structure-borne vibration or a detailed acoustic design specification (e.g. floor build-up / isolation system performance) to demonstrate compliance at detailed design stage. On this basis, the proposals are considered acceptable in principle subject to conditions requiring the submission of a detailed gym acoustic design statement to comply with part a) of this condition, including confirmation of floor isolation measures and control of vibration from high-impact activities, to ensure satisfactory protection of residential amenity.

NSE2 (External areas/outside seating)

Shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority prior to occupation, and shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties.

NSE4(b)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Charles Street, Sackville Street and Princess Street 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 the railway viaduct, Factory 251 and Joshua Brooks.

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.

Due to the proximity of the development to the train line it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 *"Guide to evaluation of human exposure to vibration in buildings"*. Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

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 (Leq,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.

We have considered the following:

- *Environmental Statement Chapter 8*
- *Acoustic Assessment Report, Blackbird Acoustics, Reference: 2151.Rep.AAR.Rev1, Dated: 19 November 2025*
- *Groundborne Vibration Impact Assessment (railway), Heyda Acoustics, Reference: 24035-HEY-XX-XX-T-Y-5002, Revision P01, Dated: 24 October 2025*

Glazing specifications and façade zones have been recommended for different levels of the development, there are to be fully developed at the detailed design stage following planning permission, we would expect an addendum report to be submitted for part a) of this condition. This should also include flanking noise via the curtain walling.

Overheating

With regards to overheating the following is required to satisfy part a) of this condition

- *A full Acoustic Ventilation and Overheating (AVO) assessment;*
- *Dynamic thermal modelling (TM59) demonstrating compliance with Approved Document O, including:*
    - *Realistic assumptions reflecting closed windows on the railway façade (floors 1–3);*
    - *Assessment of worst-case units;*
    - *Explicit reporting of daytime and night-time performance;*
- *A detailed ventilation and (where necessary) cooling strategy, including acoustic performance;*
- *Evidence that both:*
    - *Internal noise criteria; and*
    - *Overheating criteria can be met simultaneously.*

External Areas

- *Whilst the assessment acknowledges relevant guidance, the current submission:*
  - *Does not provide sufficient quantitative evidence to demonstrate that acceptable external amenity conditions will be achieved*
  - *Relies heavily on qualitative statements and generalised contour outputs*

It is recommended that the applicant be requested to provide:

- *Detailed quantitative assessment, including:*
  - *Tabulated predicted LAeq levels across the external amenity space*
  - *Identification of areas meeting ≤55 dB LAeq (daytime)*
- *Clearly defined amenity zones, showing:*
  - *Primary seating/relaxation areas*
  - *Corresponding predicted noise levels*
- *Demonstration of compliance (or justified non-compliance):*
  - *Clear statement of whether BS 8233 criteria are achieved*
  - *If not, a robust justification of "lowest practicable level"*
- *Assessment of mitigation options, including:*
  - *Consideration of feasible acoustic design measures*
  - *Justification where such measures are not implemented*
- *Illustrative plans/overlays, showing:*
  - *Noise contours overlaid with the proposed layout and use areas*

Vibration

The report concludes railway vibration and associated ground borne noise do not constrain residential use and require no mitigation.

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.

We have considered the following:

- *Environmental Statement Chapter 8*
- *Acoustic Assessment Report, Blackbird Acoustics, Reference: 2151.Rep.AAR.Rev1, Dated: 19 November 2025*

Plant noise limits have been set based on the lowest typical background in line with MCC guidance. An addendum report will be required once the external plant items are known to confirm compliance with part a) of this condition. This also need to consider the impacts of noise from the level 3 plant deck below residents in Tower 3 as well noise impacts from the roof top plant on Towers 1 and 2 on higher residents in Tower 3 too.

REF - PBSA
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.

* *The Waste Management Strategy submitted with the application is in accordance with MCC guidance and is acceptable.*

REF- COMMERCIAL
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.

**The Waste Management Strategy is accepted in principle, once tenants are found for the commercial units they must submit their own strategies to include the following information and show that their waste can be accommodated within the unit and in the main bin store:*

- *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 how waste will be transferred between stores and to the collection location; and*
- *Details of number and capacity of bins proposed and collection frequency.*
- *Other details as per 'Waste Proforma v1.0' - refer to guidance at:* http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

AIR QUALITY 1*

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.

**We have considered chapter 9 of the Environmental Statement and the associated appendices. The assessment concludes that windows can not be opened for ventilation of the railway façade due to air quality impacts. The associated ventilation statement includes filters on the MVHR units, we need to know the specifications of the filters (then need to suitable for Nox and preferably also PM2.5), they also need to provide details of the filter changing/maintenance schedule and who will be responsible for this.*

As this is a major city centre development in the AQMA they also need to provide damage cost calculations.

This is all required for part a) of this condition.

CLAND01

a) 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.
See separate memo for our review of the supporting information

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact [redacted]

Samantha Stabler
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