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: PR202512-1717300	
Date:	16 January 2026	Telephone: 31742	

Consultation on Planning Application

Application No: 144791/FO/2025

Description: Phased development comprising: (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and (b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.

Location: Weston Student Halls And Pendulum Hotel 78 Sackville Street Manchester M1 3BB

I write in response to your memorandum of the 19 December 2025 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.

DEMOLITION/CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of each phase of development, a demolition/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.

**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]*
*** (For city centre major developments) 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.*

The outline CEMP is accepted in principle, a detailed version will need to be submitted to discharge this condition, the following points will require updating/further information

- We now require 28 days notice for prior consents, not 10 as stated in the outline CMP. We have guidance available here.
- Any mitigation measures from the noise impact assessment and air quality chapters from the environmental statement and upcoming contaminated land investigations will need to be included.
- Sensitive receptors are located on the Princess Road side of the development including residents in Montana House and Princess House and students/residents within the Circle Square development. Residential receptors on Granby Row.
- DMP to be produced and agreed prior to demolition works commencing to include controls noise dust and noise generation.

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.

LIGHT1

a) Before the use hereby approved commences in each phase 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

a) In each phase non residential uses shall be acoustically insulated and treated to limit the break out 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 before the use commences 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 each phase 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.

*This applies to communal/amenity spaces which could be noisy such as the proposed gym, karaoke room(s), cinema(s) and gaming lounge. It is understood that these uses will not be located directly adjacent to any bedrooms. Bedrooms will be located above these uses and this pathway has been considered in the assessment.

We have considered the submitted noise impact assessment (Apex Acoustics, 12783.1003E, 9 December 2025). Some recommendation have been given with regards to noise mitigation measures, it has been recommended that a detailed assessment of noise transfer from these uses will be undertaken once the building layouts have been confirmed, this will be required for part a) of this condition. Gym noise will be assessment using the ProPG guidance.

NSE4(b)

a) Before the development in each phase commences a scheme for acoustically insulating the proposed residential accommodation against noise from Princess Street and Sackville 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 and entertainment venues (Factory Manchester 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) shall not exceed 45 dB $L_{Amax,F}$ by more than 10 times)	30 dB L_{Aeq} (individual noise events
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 (Leq,5min), respectively.

b) Prior to first occupation of the residential units in each phase, 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 submitted noise impact assessment (Apex Acoustics, 12783.1003E, 9 December 2025), which provides some initial recommendations with regards to glazing. Windows will need to be shut at night and MVHR with a summer boost function will be provided to all student bedrooms to provide alternative ventilation. Windows will be openable for purge ventilation purposes.

A detailed review of external noise ingress through all façade elements should be carried out once the details of the façade construction are further developed. A supporting level 2 overheating assessment (TM59) will also need to be submitted.

NSE6

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 submitted noise impact assessment (Apex Acoustics, 12783.1003E, 9 December 2025), the typical background has been calculated using the 20th percentile. Our guidance recommends using the lowest average and this should also be used to determine which approach is more conservative.

A full assessment of noise from mechanical plant against calculated limits should be carried out based on the final equipment selections and locations for part a) of this condition

REF*
a) Before the development in each phase 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.

*We have considered the submitted SLR Waste Strategy and they are proposing waste collections and storage arrangements that are not compliant with our guidance and it does not appear that they have consulted with our Waste and Recycling Team either. We have been advised that MCC can collect waste from PBSA and that developers should provide an alternative scheme that shows how they could comply with our guidance should they decide not to go down the private collection route (which would need to be agreed via a section 106). We will await their alternative waste strategy which is compliant with our guidance and advice that the applicant makes contact with our Waste and Recycling Team too.

AIR QUALITY 1*

a) Prior to commencement of each phase of the development, an air quality impact 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 each phase 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 accept the submitted Air Quality Assessment (Apex, 12873.2001, 9 December 2025) and associated chapter in the Environmental Statement. Mitigation measures have been recommended during the demolition and construction phase and these will be incorporated in the final DMP and CEMP. No mitigation measure other than good practice are needed for the built phase. As such the air quality condition does not need to go on the approval as the information can be provided via another condition.

CLAND01

a) Before each phase of 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 in each phase 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.

*We have considered the submitted Phase 1 Report (Solmek, S250913, September 2025).

The Pendulum Hotel and Weston Hall currently occupy the site. Adjacent land use includes university buildings, a hotel and residential buildings. Previous land uses on and adjacent to the site have included printing works, rubber works, timber work, oil works and associated reservoirs. The site does not lie within 250 metres of any known landfill sites, but is in close proximity to the River Medlock (culverted under the southwestern corner of the site) and lies above the Chester Formation principal aquifer.

The adequacy of the desk study information available for this site

The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

We disagree about vegetation not being a receptor as landscaping/communal garden is proposed as part of the development. It will be likely that clean imported soil will be required which will break this linkage.

The desk study information was found to be **adequate** and a site investigation have been recommended which will need to be submitted and approved along with a remediation strategy (if required) for part a) of this condition.

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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