

From: Gabrielli, Luca
Sent: Monday, March 20, 2023 10:18 AM
To: Booth, Claire
Cc: Walsh, Melanie
Subject: RE: 69318: 509-511 Bury new Road, Prestwich - Proposed decision

Morning Claire,

In addition to Mel's response, there have been previous complaints back in 2018 regarding loud music from events occurring on the bowling green.

Many Thanks,

Luca Gabrielli

Environmental Health Officer

From: Walsh, Melanie.E
Sent: 20 March 2023 10:14
To: Gabrielli, Luca
Cc: Booth, Claire
Subject: RE: 69318: 509-511 Bury new Road, Prestwich - Proposed decision

Hi Claire,

I am agreeable to the comments you have raised in relation to the planning application.

I would expect the noise impact assessment to include a BS4142 and BS 8233.

I do have concerns that the beer garden is still going to be an issue and difficult to control noise.

Further concerns also relate to customers leaving the pub, which would again be difficult to mitigate.

The bowling green at the rear also needs to be taken account of in the required Noise Impact Assessment.

Kind regards

Mel

From: Gabrielli, Luca
Sent: Monday, March 20, 2023 10:00 AM
To: Walsh, Melanie.E
Subject: FW: 69318: 509-511 Bury new Road, Prestwich - Proposed decision

She then sent me this to check, she asked me if you could look at her response to make sure it's okay?

Thanks,

Luca

From: Booth, Claire

Sent: 17 March 2023 16:25

To: Gabrielli, Luca

Subject: 69318: 509-511 Bury new Road, Prestwich - Proposed decision

Hi Luca,

Further to our telephone conversation, this is the relevant sections of my report for you to discuss with Mel:

This prior approval application is submitted under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class MA allows development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order. Prior Approval consent is thus sought to change the use of a vacant property last used as a Snooker Club to nine residential apartments.

All external alterations would be subject to a separate planning application which has been submitted (69319) and is currently invalid due to material changes to the building and its boundary not being submitted.

Development permitted under Class MA is subject to conditions detailed within section MA.2. which will be detailed within this report.

....

(d) impacts of noise from commercial premises on the intended occupiers of the development;

The site is located on the main thoroughfare through Prestwich and is attached to Prestwich Liberal Club which has a beer garden and a bowling green to the rear. The site is also close to the junction of Bury New Road with xxxxx.

The Council's Environmental Health section of the Council has raised concerns that noise generated from the uses within and adjoining the Liberal Club would highly likely cause noise impacts of the development on the intended occupiers of the development. The LPA shares these concerns.

It may be that the impact of noise from the Liberal Club, its beer garden and Bowling Green, combined with any other commercial noise sources, perhaps from the commercial uses located opposite the application site, which would be determined by the applicant's Acoustic consultant, could be mitigated. However without a Noise Impact Assessment, which includes monitoring over a sufficient length of time and over a 24 hour period, and provides any mitigation measures considered necessary, it is unknown whether the impact of noise from commercial premises on the intended occupiers of the development could be made acceptable. Prior approval of the Council is therefore required in this regard.

Please let me know whether your department is agreeable with this approach rather than saying a residential use of this building cannot be supported.

Thanks in advance,

Claire Booth
Senior Planning Officer
Development Management
3 Knowsley Place, Duke Street, Bury, BL9 0EJ

From: Gabrielli, Luca
Sent: 17 March 2023 11:50
To: Booth, Claire
Subject: 509-511 Bury New Road, Prestwich, Manchester, M25 3AJ Application No. 69318

Hello Claire,

Keiron and I have been out to the site for the above prior approval. We would reject the proposed change due to the apartments being in such close proximity/ joined to the existing pub. There is also a large beer garden and a bowling green at the back, plus a smoking area at the front. We believe this would cause problems in the future even if a noise impact assessment were to be carried out and steps were put in place to try and reduce the noise.

If you require any further information, please let me know.

Kind regards,

Luca Gabrielli

Environmental Health Officer