

Proposal: Change of use of former nursery building to form 4 no.dwellings; Demolition of existing garage units to create 13.no dwellings with associated external works

Location: Former nursery building and land to rear of Earl Street, Prestwich, Manchester, M25 1GQ

I have examined the above application and associated documentation and would make the following comments:

1. It is considered that the noise assessment carried out is not representative of the development site. Readings have been used from a survey carried out in 2010 at a location 0.7 miles from the proposed development and no consideration has been given to the close proximity of the Metrolink rail or station.
*Prior to the commencement of the development, an environmental noise assessment and sound insulation scheme shall be submitted to and be approved in writing by the Local Planning Authority. The environmental noise assessment shall include the impact of any transportation noise, noise from people on the street and be carried out whilst any premises and/or activities in the vicinity that are likely to have an adverse effect on noise levels are operating. In addition, it shall include predicted noise levels for any plant and equipment which will form part of the development, octave band analysis and all assumptions made (e.g.glazing and façade areas).
The sound insulation scheme shall include the specification and acoustic data sheets for glazed areas of the development and any complementary acoustic ventilation scheme and be designed to achieve the following internal noise levels:*
 - *Not exceeding 30dB LAeq(1 hour) and not exceeding NR 25 in bedrooms for any hour between 23.00 and 07.00,*
 - *Not exceeding 35dB LAeq(1 hour) and not exceeding NR 30 for bedrooms and living rooms for any hour between 07.00 and 23.00,*
 - *Not more than 45dB LMax(5 min) in bedrooms (measured with F time weighting) between the hours of 23.00 and 07.00,*
 - *Not more than 50dB LAeq(1 hour) for garden areas (including garden areas associated with residential homes or similar properties).*
2. Prior to commencement of development a Construction Management Plan (CMP) shall be submitted and approved by the local Planning Authority. The CMP shall include details of working hours, deliveries to the site, removal of waste products from the site, control of dust emissions from the site and control of noise emissions from the site.

Pollution Control Section