

Salford City Council

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My Ref 23/82226/DISCON
Your Ref Outwood Wharf condition 15

17 October 2023

**Subject: REQUEST FOR CONFIRMATION OF COMPLIANCE OF CONDITION 15 (HERITAGE)
ATTACHED TO PLANNING PERMISSION 18/71512/FUL**

Dear Sir / Madam,

I am writing with regards to the above request received on the 23 August 2023 relating to the following location:

Land bound by Hulme Street, Gaythorn Street and Upper Wharf Street, Salford, M5 4PX

Below is the **DECISION** to the above request and a list of all the conditions attached to the original planning permission and a summary of its status. Where relatively minor points of clarification have been requested before a condition can be discharged, and that information is received within 21 days of the date of this letter, then that further information will normally be accepted as part of the original request to discharge the condition. Where significant amounts of information is required and/or where follow up information is not submitted within 21 days, then a new discharge of condition application must be submitted and a new fee will be charged. All necessary and relevant information including any information previously submitted relating to a condition should be provided as part of any subsequent application.

- 1. The development must be begun not later than three years beginning with the date of this permission.**

Please take note.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:**

Location Plan - 50319-IBI-P2-WS-XX-PL-A-100-001 Rev: P1
Existing Site Plan - 50319-IBI-P2-EX-XX-PL-A-200-001 Rev: P1
Proposed Site Plan (Level 0) - 50319-IBI-P2-WS-00-PL-A-200-001 Rev: P1
Proposed Site Plan (Level 1) - 50319-IBI-P2-WS-01-PL-A-200-001 Rev: P1
Proposed Floor-Plans Level 0 & 1 - 50319-IBI-P2-WB-ZZ-PL-A-200-001 Rev: P1
Proposed Floor-Plans Level 2 & 3-7 - 50319-IBI-P2-WB-ZZ-PL-A-200-002 Rev: P1
Proposed Floor-Plans Level 8-9 & 10-20 - 50319-IBI-P2-WB-ZZ-PL-A-200-003 Rev: P1
Proposed Floor Plans Level 21-22 - 50319-IBI-P2-WB-ZZ-PL-A-200-004 Rev: P1
Roof Plan - 50319-IBI-P2-WB-ZZ-PL-A-200-006 Rev: P1
Proposed Elevations - 50319-IBI-P2-WB-XX-EL-A-200-001 Rev: P1
Hulme Street Elevation (North) - 50319-IBI-P2-WS-XX-EL-A-200-001 Rev: P1
Gaythorn Street Elevation (East) - 50319-IBI-P2-WS-XX-EL-A-200-002 Rev: P1

Upper Wharf Street Elevation (South) - 50319-IBI-P2-WS-XX-EL-A-200-003 Rev: P1
Podium Level Elevation (West) - 50319-IBI-P2-WS-XX-EL-A-200-004 Rev: P1
External Works, Ground Level - 50319-IBI-P2-WS-00-PL-A-100-001 Rev: P1
First-Floor External Works Plan - 50319-IBI-P2-WS-01-PL-A-100-001 Rev: P1
Material Palette - 50319-IBI-P2-XX-ZZ-DT-A-200-002 Rev: P1
Balcony Detail - 50319-IBI-P2-XX-ZZ-DT-A-200-001 Rev: P1
Ground-Floor Railing - 50319-IBI-P2-WS-00-DT-L-700-002 Rev: P1
Ground-Floor Brick Wall with Railing, Front Boundary - 50319-IBI-P2-WS-00-DT-L-700-001 Rev: P1

Please ensure that the development is carried out in accordance with this condition. Please note that this condition has been amended by 22/79156/NMA, 22/79841/NMA and 23/82180/NMA.

3. **No development shall take place, including any works of excavation or demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include:**
- (i) the times of construction activities on site which, unless agreed otherwise as part of the approved Statement, shall be limited to between 8am-6pm Monday to Friday and 9am-2pm Saturday only (no working on Sundays or Bank Holidays). Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of agreed working times so long as they do not result in significant disturbance to neighbouring occupiers;**
 - (ii) the spaces for and management of the parking of site operatives and visitors vehicles;**
 - (iii) the storage and management of plant and materials (including loading and unloading activities);**
 - (iv) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;**
 - (v) measures to prevent the deposition of dirt on the public highway;**
 - (vi) measures to control the emission of dust and dirt during demolition/construction;**
 - (vii) a scheme for recycling/disposing of waste resulting from demolition/construction works;**
 - (viii) measures to minimise disturbance to any neighbouring occupiers from noise and vibration, including from any piling activity;**
 - (ix) measures to prevent the pollution of watercourses; and**
 - (x) a community engagement strategy which explains how local neighbours will be kept updated on the construction process, key milestones, and how they can report to the site manager or other appropriate representative of the developer, instances of unneighbourly behaviour from construction operatives. The statement shall also detail the steps that will be taken when unneighbourly behaviour has been reported. A log of all reported instances shall be kept on record and made available for inspection by the local a planning authority upon request.**

The following information has been submitted to satisfy the requirements of this condition:

- H&J Martin Construction 'Construction Method Statement' V1.0 (received 24th August 2021)

The document has been reviewed by the Council's Highways and Environmental Consultants who are satisfied that this is sufficient to discharge the condition. Please note that the updated CEMP, received on 24th August, has the same document reference number/issue number as the original document. This condition is discharged on the basis of the information provided in the most recent version, received 24th August 2021.

Highways Engineers have provided relevant contact details for officers dealing with S38/S278 works, permitting and dilapidation/condition surveys.

4. **Prior to the commencement of development, a Contaminated Land Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The Remediation Strategy shall incorporate the results from further investigations identified in the submitted Geo-Environmental Appraisal Report, February 2017, Ref: 10/0741/003, Clancy Consulting and shall**

be prepared by suitably competent persons. The development shall thereafter be carried out in full accordance with the approved Remediation Strategy.

The following information has been submitted to satisfy the requirements of this condition:

- Curtins Outwood Wharf Remediation Strategy, ref 78521-CUR-00-XX-RP-GE-001, Rev V01.

The document has been reviewed by the Environment Agency and the Council's Environmental Consultant who reports that the remediation strategy includes details of additional ground investigations undertaken in accordance with the initial site investigation, in particular sampling of shallow perched groundwater to determine any risk to controlled waters.

The report confirms the risk to controlled waters is low. Remediation for the site is recommended in the form of an environmental cover system for soft landscaping areas and removal of an underground storage tank (UST). The soils surrounding the UST will be retested to verify any contamination related to the UST is removed.

The Remediation Strategy is appropriate and acceptable to satisfy this condition.

- 5. Pursuant to condition 4 and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.**

Information is not required for the current stage / phase of development.

- 6. No development shall take place, including any works of excavation or demolition, until a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the programme of archaeological works has been completed in accordance with the approved WSI. The WSI shall cover the following:**
- (a) A phased programme and methodology of site investigation and recording to include:**
- targeted field evaluation trenching
 - (depending upon the evaluation results) a strip map and record exercise
 - targeted open area excavation
- (b) A programme for post investigation assessment to include:**
- analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
- (c) Provision for publication and dissemination of the analysis and report on the site investigation.**
- (d) Provision for archive deposition of the report, finds and records of the site investigation.**
- (e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.**

The following information has been submitted to satisfy the requirements of this condition:

- University of Salford WSI for an Archaeological Evaluation, Version 1.0, dated 19th April 2021
- University of Salford Archaeological Evaluation and Watching Brief Report, report no. SA/2022/51, Version 1, dated March 2022

The document has been reviewed by the Heritage Management Director at Greater Manchester Archaeological Advisory Service (GMAAS) who reports that the report on the programme of archaeological investigation has been carried out by Salford Archaeology, in accordance with the Written Scheme of Investigation that was approved in April 2021 (reference 21/77941/DISCON). The works comprised the excavation of seven evaluation trenches that were targeted on the footprint of former buildings/structures of potential archaeological interest, as per Part (a) i of Condition 6. Some foundations of potential interest were uncovered in the trenches placed across the south-eastern part of the site, leading to an archaeological watching brief being implemented during further ground-breaking

works; the watching brief was the appropriate response to fulfil the requirements of (a) ii and (a) iii of the condition.

The results obtained from these two stages of fieldwork are presented in the final report submitted with the current application, which fulfils Part (b) i and (b) ii of Condition 6. The author shared a draft copy of the report with GMAAS for review in May 2022, and a copy has since been uploaded onto the Historic Environment Record. Dissemination has been achieved via the deposition of the final report with the Historic Environment Record and the preparation of a short summary that will be published in the *Post Medieval Archaeology* journal. A copy of the report will also be lodged with Salford Museum, which whom arrangements have been made to deposit the project archive for long-term storage, thereby satisfying parts (c) and (d).

In view of the above, GMAAS confirms that Condition 6 is satisfied in full.

- 7. Notwithstanding the information submitted to date, prior to the demolition of the electricity substation, a Bat Emergence Survey shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with GMEU. If the survey finds that bats are likely to be affected by the development, a Method Statement must be submitted to, and approved in writing by the Local Planning Authority, which provides details of measures to be taken to mitigate and avoid any possible harm to bats during the course of the development. Thereafter the development shall be carried out in accordance with the approved details.**

The following information was submitted to satisfy the requirements of this condition, under application reference 21/78576/DISCON:

- Urban Green Bat Survey Report, UG1303, Issue No 01, dated 23rd September 2021.

The report was reviewed by an Ecologist from GMEU. It was suggested that the survey was carried out late in the survey season and outside of the optimal survey period. However, given the low-risk nature of the building and location, the findings of the report were accepted, subject to demolition occurring prior to the following survey season.

The following additional information has been provided under this application, reference 22/80467/DISCON:

- Erap Ltd Consultant Ecologists – Results of Bat Activity Survey, ref 2022-229

This latest report presents the result of a dusk emergence bat activity survey carried out at the substation in August 2022. No bat emergence (or re-entry) at the substation was detected. The presence of roosting bats has been reasonably discounted at the substation. The report recommends an updated bat survey of the substation if works have not commenced by the next bat activity survey season (i.e., May 2023).

The updated report has been reviewed by an Ecologist from GMEU who considers that because the building has been consistently low risk, with no evidence of bats and only very low levels of bat activity detected well after sunset, they are willing to extend the validity of the report to April 2024.

The condition is satisfied on this basis. Further surveys will be required if the substation has not been demolished by April 2024.

- 8. If piling or any other foundation designs using penetrative methods are proposed, prior to the commencement of development details demonstrating that there is no resultant unacceptable risk to groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter development shall be carried out in accordance with the approved details.**

The following information has been submitted to satisfy the requirements of this condition:

- Curtins Outwood Wharf Piling Risk Assessment, ref 78521-CUR-00-XX-RP-GE-002, Rev V01.

The document has been reviewed by the Environment Agency and the Council's Environmental Consultant who reports that the Piling Risk Assessment confirms the methodology to be used is Continuous Flight Auger (CFA) piling, which is the preferred methodology to minimise the risk of mobilising contamination pathways. Please ensure that the development is carried out in accordance with this approved document.

9. **No development shall take place, including excavations and works below ground, until a scheme for surface water drainage for the site using sustainable drainage methods and which includes details of how water quality will be improved, and how existing surface water discharge rates reduced, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation or use of the development hereby approved unless alternative timescales have been agreed in writing as part of the strategy.**

The following information has been submitted to satisfy the requirements of this condition:

- Curtins Drainage Strategy, ref 078540/DS Rev A, dated 11.06.21
- Curtins Proposed Drainage Layout, ref 078540 CUR 00 XX DR C 92500 Rev P04
- Curtins Existing & Proposed Catchment Area, ref 078540 CUR 00 XX DR C 92600 Rev P02
- Layer Surveys Ltd Drainage Survey, ref LAYERSERV000833
- Layer Surveys Ltd CCTV plan (annotated aerial photo)
- Layer Surveys Ltd Manhole Survey Card, Card No 01 (MH 01)
- Layer Surveys Ltd Manhole Survey Card, Card No 02 (MH 5403)
- Layer Surveys Ltd Manhole Survey Card, Card No 03 (MH 5403A)
- Curtins Consulting Ltd Micro Drainage Calculations, dated 12/08/21

The documents have been reviewed by the Council's Flood Risk and Drainage Engineer and United Utilities who are happy that the condition can be discharged, based on the information provided. Please ensure that the development is carried out in accordance with these approved documents.

10. **Prior to the commencement of any above ground works a scheme and plan demonstrating that all external balconies on façades where the noise level exceeds 55 dB LAEQ 16-hour shall have a maximum depth of 500mm shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out in strict accordance with the agreed scheme.**

The following information has been submitted to satisfy the requirements of this condition:

- Proposed Elevations – Balcony Identification, drawing number 8244-L(00)45B
- Typical Floor – Balcony Identification, drawing number 8244-L(00)46B
- Proposed Balconies Perforated Metal, document name LRW_8244_L00_50 Rev P01

The initial noise report identified a number of external amenity areas where noise levels would exceed the requirements within BS8233:2014. Whilst the standard applies to balconies, it is not intended to apply to relatively small balconies which are unlikely to be used as amenity areas, and more likely to be used for other purposes. The submitted plans identify that the affected balconies will be a maximum of 500mm deep. This information is sufficient to satisfy the requirements of this condition.

11. **Notwithstanding the details submitted to date, no above-ground works shall commence until the detailed design of the car park entrance has been submitted to, and approved in writing by the Local Authority. The details submitted shall include visibility splays based on a lightly trafficked street that is subject to a 30mph speed limit. The development shall be implemented in accordance with the approved details prior to the first occupation of the development and shall be retained thereafter**

The following information has been provided to satisfy the requirements of this condition:

- Curtins, Car Park Access General Arrangement Plan, reference 080178-CUR-HW1-XX-D-C-95001 Rev P01

- Curtins, Car Park Access Proposed Kerbing Plan, reference 080178-CUR-HW1-XX-D-C-95101 Rev P02
- Curtins, Traffic Signs and Road Markings Plan, reference 080178-CUR-HW1-XX-D-C-95401 Rev P01
- Curtins, Car Park Access Proposed Surfacing Plan, reference 080178-CUR-HW1-XX-D-C-95701 Rev P02

The documents have been reviewed by the Council's Highways Engineers who are satisfied with the information contained within. If you have not already done so, please contact Neil Ashmall to sign up to S278/38 highway legal agreement(s) prior to undertaking any works on the adopted highway (neil.ashmall@salford.gov.uk or 0161 779 4883).

Please note that drawing reference 080178-CUR-HW1-XX-D-C-95001 Rev P01 (Car Park Access General Arrangement Plan) is approved only insofar as it relates to the car park access and does not approve the layout or access arrangement to Gaythorn Street which shall be secured by conditions 16, 22 and 24.

- 12. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or full details of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.**

The following information has been provided to satisfy the requirements of this condition:

- External Materials Schedule, number 8244-LRW-ZZ-ZZ-SH-A-00-001 Rev P06 23.06.23 RY (REF 02 String Course to PCC)
- Proposed Elevations - External Material Identification, drawing number 8244-L(00)44

Following a site visit on 17th July 2023, and a review of the materials on site, all proposed materials are agreed in accordance with the updated materials schedule, listed above.

- 13. Prior to occupation of the first residential unit, a Site Completion Report confirming that all necessary noise attenuation measures identified in the approved Noise Impact Assessment (Hann Tucker Associates, February 2018 - Ref:23707/NIA1 Rev: 2) shall be submitted to, and approved in writing by, the Local Planning Authority.**

Information is not required for the current stage / phase of development.

- 14. No business shall commence operating from the commercial units within the development hereby approved until its operating hours (including delivery and collection hours) have been submitted to, and agreed in writing by, the Local Planning Authority. The business shall operate in accordance with the approved opening hours thereafter.**

Information is not required for the current stage / phase of development.

- 15. Prior to the first occupation of the development hereby approved, a scheme to commemorate the heritage of the site and adjacent area within the new public realm shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and retained thereafter.**

The following information has been submitted to satisfy the requirements of this condition:

- Zerum Condition 15 Planning Statement, August 2023
- Proposed Elevations (Colour)
- Proposed Ground Floor Plan
- Artwork Locations Plan

The Planning Statement delves into the history of Salford and the site itself. This research is welcomed.

The statement confirms that the applicant is committed to implementing a high-quality development proposal. It is proposed that the site's heritage will be commemorated through the naming and branding of the development, to create a destination and a recognisable character for the site. This will be done through the naming of the development, signage, logos, and visuals. The LPA has no objection to the branding proposal.

The proposal has been reviewed by Greater Manchester Archaeological Advisory Service, the Canal and River Trust and Manchester, Bolton and Bury Canal Society (MBBCS).

Greater Manchester Archaeological Advisory Service have suggested that the commercial branding, alone, may not make people think of the rich history of the site. They have recommended a heritage display panel, located within a public area, as a more appropriate method of satisfying the condition. They also note disappointment that the position of the former canal line and wharf, through materiality of the development, cannot be realized, noting that the canal and wharf enabled the development of this part of the city and is an extremely important aspect of the heritage of the site and surrounding area. If referencing of the former industrial site layout cannot be achieved in any way through the materiality of the development, then the addition of a heritage panel within the public realm is of increased importance.

The Canal and River Trust have acknowledged the amount of research that has been carried out and naming and branding the development is a good acknowledgement of the previous history. That said, they are disappointed to see that the stone setts found on site have not been incorporated into the scheme.

MBBCS also commend the level of research but note that virtually none of this appears to be commemorated within the scheme. They have made recommendations, within their written response received on 21st September 2023, on how the site's heritage can truly be commemorated.

The LPA agrees that the approach of naming and branding the development, whilst welcomed, does not go far enough in commemorating the site's heritage. Despite the requirement of the condition ("*and retained thereafter*") it cannot be guaranteed that this branding and signage will remain part of the development in perpetuity. The LPA agree with the recommendations set out in point 4(a) of the response from MBBCS as being a more appropriate manner to commemorate the site's heritage. Other approaches will also be considered.

The condition is not satisfied.

16. **a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, boundary treatments, external lighting, planting plans, specifications and schedules (including planting size, species and numbers/densities), means for enhancing biodiversity, existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.**
- (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within 18 months of first occupation of the development hereby permitted, whichever is the later.**
- (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.**

Information to satisfy the requirements of this condition has been submitted with application reference 23/82071/DISCON. A separate response will be issued.

17. **The development hereby permitted shall not be occupied until a Landscape Management Plan, which includes a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority.**

Information to satisfy the requirements of this condition has been submitted with application reference 23/82071/DISCON. A separate response will be issued.

18. **The trees to be felled as part of the development hereby approved shall be replaced in accordance with a Tree Replacement Scheme, which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of: tree species; tree sizes (including the minimum height and circumference of stem at 1m from the ground level); a plan indicating the location of the replacement trees and a timetable for tree planting and details of aftercare. The approved scheme shall be implemented in full in accordance with approved details and timetable and shall be retained thereafter.**

Information to satisfy the requirements of this condition has been submitted with application reference 23/82071/DISCON. A separate response will be issued.

19. **i. Notwithstanding the details submitted within the Travel Plan (Mayer Brown, Feb 2018 OD2LOutwoodP2.1), the development hereby approved shall not be brought into first occupation until an updated Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority.**

ii. Within six months of the development hereby approved being brought into first occupation, a further, updated Travel Plan shall be submitted to and agreed in writing with the Local Planning Authority. The agreed Travel Plan shall be implemented and reviewed in accordance with the timetable embodied therein.

Information is not required for the current stage / phase of development.

20. **Notwithstanding the details submitted to date the development hereby approved shall not be brought into first occupation until details of short-stay cycle parking and 216 long-stay cycle parking spaces have been submitted to, and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented and made available for its intended use prior to first occupation of the development hereby approved and shall be retained thereafter.**

The following information has been provided to satisfy the requirements of this condition:

- Proposed Cycle Parking and Storage, document name 8244-LRW-ZZ-00-DR-A-00-154 rev P02

This drawing has been reviewed by the Council's Sustainable Transport Coordinator who is satisfied that the information provided suitably addresses the requirements of the condition. Please ensure that the cycle parking is laid out in accordance with these approved details, prior to first occupation of the development.

21. **Prior to the first occupation of the development, the developer shall provide 10no. Type 2 "fast" electric vehicle charging points within its car park. The charging points shall be retained thereafter.**

Information is not required for the current stage / phase of development.

22. **Notwithstanding the details submitted to date, the development hereby approved shall not be brought into first occupation until detailed plans showing the location and arrangement of layby / on-street car parking along and loading arrangements along Gaythorn Street and Hulme Street has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details and be retained thereafter.**

Information is not required for the current stage / phase of development.

- 23. Notwithstanding the details submitted to date, the development hereby approved shall not be brought into first occupation until a Refuse Collection and Service Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. From first occupation, the development shall proceed in accordance with the details within the approved Plan.**

Information is not required for the current stage / phase of development.

- 24. Prior to the first occupation of the development hereby approved, a scheme for the provision of onsite and off-site highway improvement works, together with any traffic management measures, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in full in accordance with a timetable that has first been agreed in writing by the Local Planning Authority.**

Information is not required for the current stage / phase of development.

- 25. The vehicle parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made available for use prior to the development first being brought into use (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter for their intended purpose.**

Information is not required for the current stage / phase of development.

- 26. Notwithstanding the provisions of Condition 8, the rate of discharge of surface water from the development shall be restricted to 50% of the existing discharge rate (or to green-field runoff, whichever is greater), as per Salford City Council's SFRA, unless otherwise agreed in writing with the Local Planning Authority.**

Please take note.

- 27. The building envelope acoustic mitigation scheme as defined in the submitted Noise Impact Assessment, February 2018, Ref: 23707/NIA1 (Rev 2), Hann Tucker Associates shall be implemented in full, and maintained throughout the life of the development.**

This condition is a compliance condition. Notwithstanding this, a Design Development Note (ref 1262021_DD_N_AC03 – Complete Sustainability Solutions) has been submitted providing details of the acoustic mitigation measures (glazing and ventilation systems) installed in the dwellings, particularly those overlooking existing industrial. The note has been reviewed by the Council's Environment Consultant who confirms that the specification of the glazing and ventilation system meets the requirements of this condition and no further information is required.

- 28. Any externally mounted plant and equipment (with the exception of plant required for emergency situations such as standby generators, smoke extract equipment etc) associated with the development hereby approved shall be designed so as not to exceed the following noise levels, assessed in accordance with BS 4142: 2014 with corrections applied for any plant emitting noise of a tonal or irregular quality.**
- o 07:00 - 23:00 - 40 dB LAEQ 1-hour**
 - o 23:00 - 07:00 - 35 dB LAEQ 15-Minute**

Please ensure that the development is carried out in accordance with this condition.

If you require any further assistance, please do not hesitate to contact the case officer Amy Smith on the above telephone number.

Yours faithfully,

pp *MH*

Martin Hodgson
Associate Director Planning Building Control