

Application Ref.	PA/2024/1912 – C-1961881
Location	Wellington Inn, 37 Worsley Road, Eccles, M30 8PB
Proposal	The conversion of the existing pub to 5no. 1-bedroom apartments, rear extension to accommodate a new staircase, the construction of a new apartment block with 7no. 1-bedroom flats, with external works including the provision of parking and boundary treatment.
Consultee	Salford Environment Officer (DM)
Date	03/07/2025

Thank you for consulting me on planning application

Documents Reviewed:

1. Noise Impact Assessment, March 2025, Ref: 11375, Braiden Acoustics
2. Phase 1 Preliminary Risk Assessment, March 2025, Ref: 1838 R01, Soilutions

Air Quality

The proposed development is not located within the Greater Manchester Air Quality Management Area. The scale and nature of the development is not likely to have a significant impact on traffic as there are only 3 No. vehicle spaces proposed.

As such I have no objections to the development on Air Quality Grounds.

1 of 3

Noise

Noise can have a significant adverse impact on health, quality of life and amenity enjoyed by individuals and communities. Noise is a material planning consideration as outlined in policy PH1 of the Salford City Council Local Plan, and the National Planning Policy framework

The proposed development is bounded by Worsley Road to the north, east and south. To the west is Millers Street. Directly to the south is existing housing. As such, there is potential for road traffic noise to have a significant adverse impact on health, quality of life and amenity for future occupants.

The application is supported by a noise impact assessment (2 above). The assessment has been undertaken in accordance with BS8233:2014 (Guidance on sound insulation and noise reduction for buildings).

An unmanned noise survey has been undertaken for 20 hours to determine typical environmental noise levels at the site. The noise levels were found to consist mainly of road traffic.

Noise levels from the survey have been used to determine the acoustic requirements for the building façade to ensure internal noise levels achieve the requirements outlined in BS8233. In this case glazing will be required to achieve a minimum noise reduction of 32 dB R_w (28 dB R_w+C_{TR}) and confirms this can be achieved with the current glazing.

The report recommends that alternative ventilation is provided, to reduce reliance on openable windows for background ventilation, however the report stops short of specifying the required ventilation.

Such ventilation can be achieved by multiple means, either Mechanical Ventilation with Heat Recovery (MVHR) or by acoustic passive (hit/miss) ventilation.

Based on the above, I have no objection to the application on the grounds of noise subject to the following conditions:

- Prior to occupation, all windows to habitable rooms (living rooms, dining rooms and bedrooms) shall achieve a minimum sound reduction index of 32 dB R_w (28 dB $R_w + C_{TR}$) combined with a passive ventilator with a minimum insertion loss of 38 dB $D_{n,e,w}$ or such other design as shall be agreed in writing with the Local Planning Authority.

Prior to occupation of the residential units hereby approved a site completion report confirming that all necessary noise attenuation measures as identified in condition X have been installed shall be submitted to and approved in writing by the local planning authority. The noise attenuation measures shall be retained thereafter.

Land Contamination

The site is shown on historic mapping as housing which was demolished and redeveloped into the present pub in the 1960s. Such uses have the potential to leave legacy pollutants within soils or underlying groundwater. Where a pathway exists between a pollutant and a receptor (human health or the wider environment) a pollutant linkage may be created.

The desk study report (3 above) submitted with the application has assessed the potential for a pollution linkage between any identified source, and a receptor. The assessment considers there is a MODERATE risk to future site users from potential soil contamination and ground gas.

The report recommends a site investigation is undertaken including ground gas monitoring and a 4-week (minimum) period of continuous gas monitoring inside the existing building.

The conclusions of the report are accepted and as such I have no objection to the application subject to the following conditions being applied to any permission.

- Prior to the commencement of development (except for demolition) a Phase 2 Site Investigation report shall be submitted to and approved in writing by the Local Planning Authority. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment.
- Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy EN17 of the City of Salford Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Any works on site could affect any contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupiers and harm to the environment, hence the initial investigation must be carried out before works commence.

- Pursuant to condition ^IN; 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.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy EN17 of the City of Salford Unitary Development Plan and the National Planning Policy Framework

Should you require any further information please do not hesitate to contact me.

INFORMATIVES

NOISE

An example glazing specification to achieve the above sound reduction index is Pilkington Optiphon 8mm glazing / 16mm Argon / 8.8mm Pilkington Optiphon. An example passive ventilator to achieve the above acoustic performance is Passivent Acoustic Low Profile TVALdB8000. Other manufacturers and configurations are available

Land contamination Standard Informative

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Gas Protection Measures Informative

With respect to gas protection measures the applicant's attention is drawn to BRE 414, Protection Measures for Housing on Gas-Contaminated Sites. In addition, the requirements of BS8845:2015+A1:2019 *Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings* should be followed for installation and the verification requirements of CIRIA C735 *Good Practice on the Testing and Verification of Protection Systems for Buildings against Hazardous Ground Gasses* will need to be submitted.

3 of 3

Verification of gas protection systems needs to be undertaken during the construction process, or the applicant may not be able to discharge the condition. This can lead to issues with property searches and / or mortgage at a later time.

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