

Application Ref.	PA/2025/1353 – C-1964347
Location	Flat Above 192D, Liverpool Road, Cadishead, Irlam, Manchester, M44 5DB
Proposal	Change of use of first floor offices/storage (Class B1) to residential (Class C3) to create 1no. flat, including extension of existing access platform and new rear external access door and bricking up two windows in the side elevation of the outrigger.
Consultee	Salford Environment Officer (DM)
Date	10/11/2025

Thank you for consulting me on planning application

Air Quality

The proposed development is not 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 such I have no objections to the development on Air Quality Grounds.

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

I have no significant objections to the application on the grounds of noise, however habitable rooms facing Liverpool Road are likely to be subject to high levels of road traffic noise. Due to the scale of the development, I don't consider it reasonable to require a noise impact assessment, however I consider the following condition should be applied to any approval;

- All habitable room windows in the apartment hereby approved (living rooms, dining rooms and bedrooms) shall achieve a minimum sound reduction index of 42 dB R_w (34 dB $R_w + C_{TR}$) combined with a passive ventilator (if required) with a minimum insertion loss of 42 dB $O_{n,e,w}$. or such other design as shall be agreed in writing with the Local Planning Authority.

Prior to occupation of the apartment hereby approved a site completion report confirming that all required noise attenuation measures have been installed shall be submitted to and approved in writing by the local planning authority. The noise attenuation measures shall be retained thereafter.

Reason: In the interest of the amenity of residents in accordance with Policies D5 and PH1 of the Salford Local Plan: Development Management Policies and Designations and the National Planning Policy Framework

The passive ventilator (or equivalent) is REQUIRED to ensure that background ventilation (in accordance with Building Regulations) is provided without the need to open windows. Boost and purge ventilation would still be provided by opening windows at the occupant's discretion.

Land Contamination

I have no objection to the application on the grounds of land contamination.

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

Phil Mason MSc, PGDip Acoustics, MEnvSc, MIAQM, MCIEH
Senior Engineer (Environmental Consultant) | Salford City Council
T: 07929 862689 | E-mail: Phil.Mason@salford.gov.uk