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| Application Ref. | PA/2025/1715 – C-1965322 |
| Location | 23, Church Street, Eccles, M30 0DF |
| Proposal | Conversion of first and second floor into two self-contained apartments (Use Class C3) with ground floor to remain in use as a bar, and cellar retained as ancillary space. |
| Consultee | Salford Environment Officer (DM) |
| Date | 31/12/2025 |

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

The proposed development is located above an existing bar, as such there is a concern that noise from the business use will have an adverse impact on the proposed residential use. This may be via internal transmission (music / voices etc) and / or patrons associated with the bar outside the windows of the residential use.

The bar use appears to be known as 'The Northern Type', a small scale bar which is open from Tuesday – Sunday, with hours varying between 14:00 and 22:00.

The ground floor use enjoys permission as a mixed A2/A3/A4 use with hours restricted to 08:00 – 01:00 Monday to Saturday, and 10:00 – 23:00 on Sundays and public holidays, with an external seating area to be closed by 22:00.

These conditions were imposed being mindful of residential uses in the vicinity of the bar.

The applicant's attention is also drawn to the NPPF;

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

There is potential the introduction of new residential uses in close proximity to the existing business uses may result in complaints from the residents, restricting the future operation or growth of the businesses.

Notwithstanding the above, I consider the development would be appropriate with suitable conditions to ensure the glazing overlooking the front provides adequate noise insulation, and there is suitable noise insulation between the uses.

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

- Prior to development commencing the application shall submit and agree with the local planning authority a noise insulation scheme between the proposed commercial use and the residential use above. The scheme shall ensure the structure is capable of achieving a minimum noise reduction requirement for airborne sound insulation of $45 \text{ dB } D_{nT,W} + C_{TR}$.

The development shall be undertaken in accordance with the agreed scheme.

- All habitable room windows in the apartment hereby approved (living rooms, dining rooms and bedrooms) facing Church Street shall achieve a minimum sound reduction index of $42 \text{ dB } R_w$ ($34 \text{ dB } R_w + C_{TR}$) combined with a passive ventilator with a minimum insertion loss of $42 \text{ dB } O_{n,e,w}$ 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 (in conditions X and X above) 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

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

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.

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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.

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