

**MANCHESTER CITY COUNCIL**

**PLANNING AND HIGHWAYS**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**on planning applications to be considered by  
the Planning and Highways Committee**

**at its meeting on 19 October 2023**

**This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.**

**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 19 October 2023

**Item No.** 6

**Application Number** 135932/FO/2023

**Ward** Ancoats & Beswick  
Ward

**Description and Address**

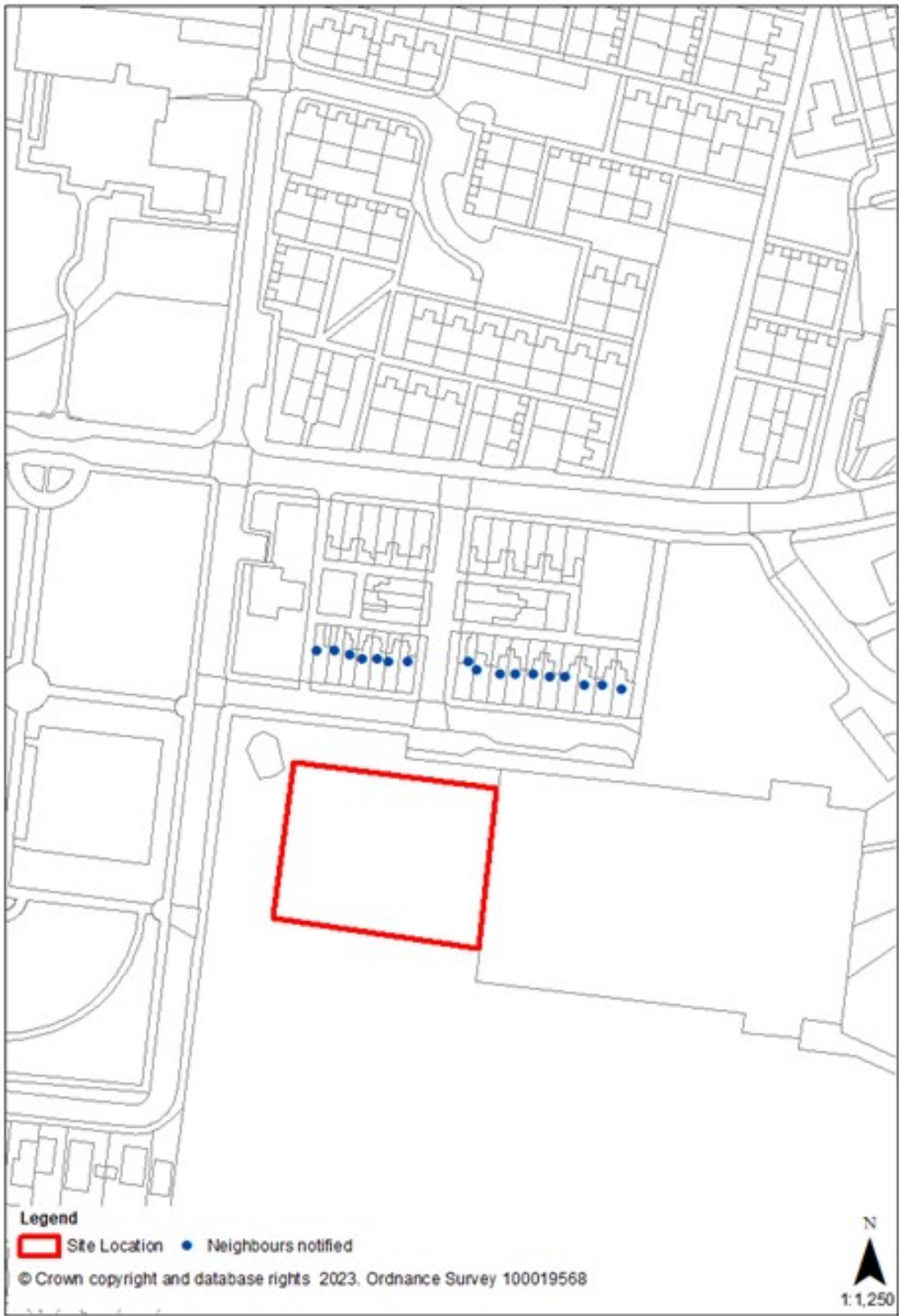
Installation of Multi Use Games Area (MUGA) together with the installation of 5 metre high boundary treatment and 3 metre high acoustic barrier

East Manchester Academy, Grey Mare Lane, Manchester M11 3DS

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**1. Director of Planning – Further observations**

Due to a technical issue, the neighbour notification map included in the original report was incorrect. The correct map is shown below.



**APPENDIX TO AGENDA  
(LATE REPRESENTATIONS)**

**Planning and Highways Committee** 19 October 2023

**Item No.** 7

**Application Number** 136878/FO/2023

**Ward** Chorlton Ward

**Description and Address**

Erection of a 4 storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping, and boundary treatments following demolition of existing buildings.

4B Albany Road, Manchester, M21 0AW

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**1. Further comments from adjacent business**

Further comments have been received from the adjacent business together with further supporting comments provided from their acoustic consultants.

They are an established and respected recording studio working in the music industry for over 20 years and have a broad range of international known musicians and musical bands that they have worked with.

They indicate that they operate within a heavily insulated premises due to their work requiring low levels of background noise and this insulation has created a space that is quiet enough to operate blocking out day to day traffic noise from Albany Road, the tram line and noise from the garages on the trading estate.

It is not believed that the concerns of the business have been addressed sufficiently in particular through the supplementary report prepared by applicant's acousticians. The noise and vibration levels considered acceptable for residential receptors set out in the supplementary report are not acceptable for Airtight Studios to be able to continue their recording business. The sound insulation at the studios is currently sufficient to attenuate the existing external noise sources around the studios but not for high level, impulsive construction noise and vibration sources close at hand. They set out that the construction of the proposed apartments would render them unable to work which seriously jeopardises their viability – as little as a month or two without being able to trade could cause them to close.

It is indicated that when soil contamination consultants attended the site recently to carry out related ground testing by drilling a test hole into the concrete forecourt on the proposed site, the sound and vibration from this noise was clearly audible in the studios and rendered recording during these activities impossible. Any audible noise generated from the construction site will mean that the studios will not be able to carry out recordings to the

required professional standard and will not be able to trade at these times. The studio believe that the application proposals should not be approved, and the current building should be instead repurposed so the recording studio can continue to rebuild their business after covid without further disturbance.

However, if this planning application is to be approved it is requested that conditions are imposed upon the developer to make sure that the recording studio business are fully considered, with direct consultation, and ongoing liaison, on the proposed construction program and associated noise and vibration sources. They also request that mitigation strategies and/or compensation measures and commitment to financial assistance if the studio is unable to trade should be put in place.

## **2. Director of Planning**

Consideration of the impacts of the development on adjacent residents and businesses is fully considered within the printed report. This acknowledges the likely impacts arising from construction activity and sets out to mitigate this through the imposition of a pre-commencement condition for the approval of a construction management plan, the inclusion of this pre-commencement condition has been agreed by the applicant.

Amongst other things the construction management plan would include measures to: control noise and vibrations from construction; a community consultation plan; and, also encourages contractors at the site to be members of the Considerate Contractors Scheme. In addition to these specific measures, as a result of concerns raised both at pre-application stage and through the notification process of this application the applicant is fully aware of the specific concerns raised by the adjacent business as a result of construction activity. As set out in the printed report whilst it is acknowledged that construction activity is likely to give rise to some impacts in terms of noise and vibrations these effects would be temporary and short term in nature and the imposition of a construction management plan condition is considered to be an appropriate, necessary and reasonable response in this instance to the concerns raised.

The recommendation of the Director of Planning remains to **APPROVE** the application.