

Planning Department
Rochdale Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

FAO: Ryan Killeen, Principal Planner

26th November 2025

Dear Sir/Madam,

**RE: SITE FORMERLY OF TACK LEA WORKS AND SHEPPERD MILL, GREENBOOTH ROAD, NORDEN
– NOISE MITIGATION MEASURES FOR PLOTS 1-10**

This letter provides details of acoustic mitigations measures implemented at the above site.

Planning Condition Requirements

Condition 19 of App Ref: 20/01170/OUT states:

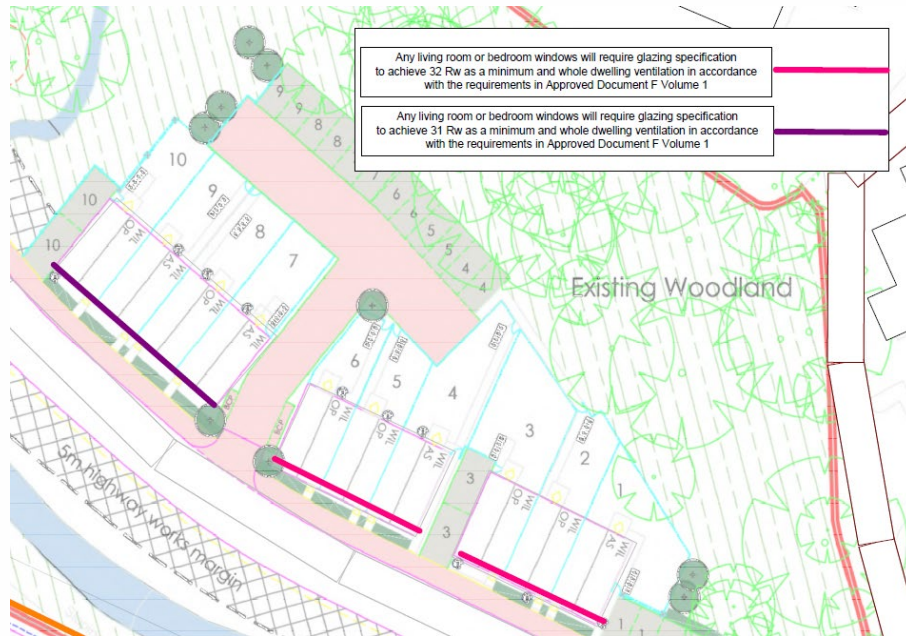
The development hereby approved shall be constructed in accordance with the noise mitigation measures set out within section 6 of the submitted Noise Impact Assessment by e3p Ltd dated 25 September 2023 ref. 50-868-R1-5. No part of the development shall be occupied until such time as a verification report has been submitted to and approved in writing by the Local Planning Authority to confirm that the approved ventilation and acoustic measures have been implemented to achieve the required maximum noise levels. The noise attenuation measures shall be retained as installed thereafter in perpetuity.

Verification Report

This verification report relates to plots 1-10 which are now completed and ready for occupation. Table 6.1 of the approved Noise Impact Assessment set out the glazing requirements to the front elevations of plots 1-10 as extracted below. All other plots within the development feature standard glazing.

TABLE 6.1 GLAZING AND VENTILATION REQUIREMENTS

PLOT	REQUIRED GLAZING REDUCTION, (dB)	EXAMPLE GLAZING
Plot 1	28 Rw + Ctr (32 Rw)	6 / 16 / 4
Plot 2	28 Rw + Ctr (32 Rw)	6 / 16 / 4
Plot 3	28 Rw + Ctr (32 Rw)	6 / 16 / 4
Plot 4	29 Rw + Ctr (32 Rw)	8 / 16 / 4
Plot 5	29 Rw + Ctr (32 Rw)	8 / 16 / 4
Plot 6	29 Rw + Ctr (32 Rw)	8 / 16 / 4
Plot 7	27 Rw + Ctr (31 Rw)	6 / 16 / 4
Plot 8	27 Rw + Ctr (31 Rw)	6 / 16 / 4
Plot 9	27 Rw + Ctr (31 Rw)	6 / 16 / 4
Plot 10	27 Rw + Ctr (31 Rw)	6 / 16 / 4



All windows within the front elevation of Plots 1-10 have been installed with a 6 / 16 / 6.8 glazing specification which achieves a sound reduction of up to 40 Rw, in excess of the requirements set out in the noise report. A copy of the glazing performance specification is appended to this letter.

All plots have PIV systems fitted as standard and therefore the requirement for whole dwelling ventilation has been met. The PIV design for the Willow Housetype is also appended to this letter.

There are no acoustic boundary treatments to external areas associated with Plots 1-10.

Please therefore accept this letter as confirmation that the noise attenuation measures have been implemented for the completed plots listed above.

There are no further acoustic mitigation measures within the fabric of the building for Plots 11-49. These plots will however benefit from PIV as standard. The next verification report to be submitted will relate to acoustic fencing required for Plots 11 - 18 as set out in Table 6.2 of the approved Noise Impact Assessment.

Summary

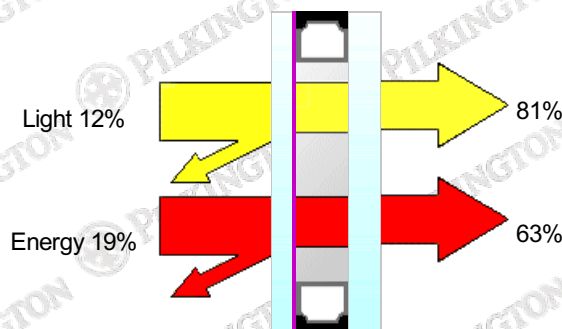
I trust that the above provides sufficient information to discharge Conditions 19 attached to Planning Permission Ref: 20/01170/OUT, insofar as it relates to Plots 1-10. Plots 19-49 can also be confirmed as suitable for occupation on the basis these do not require any noise mitigation measures. Acoustic boundary treatments are required to be installed prior to occupation of plots 11-18 for which a verification report will be submitted at a later date.

Should you require any further information, please do not hesitate to get in contact.

Yours faithfully,

Jake Crompton
Senior Planning Manager
 Stonebond Properties (Manchester) Ltd

Email: Jake.Crompton@stonebondltd.com



DESCRIPTION

Position	Product	Process	Thickness (nominal) mm	Weight kg/m ²
Pilkington Insulight™ Phon				
Glass 1	Pilkington K Glass™ S	Toughened	6.0	
Cavity 1	Argon (90%)		16.0	
Glass 2	Pilkington Optiphon™	Laminated	6.8	
Product Code	6KST-16Ar-6.8Lp		28.8	30.76

PERFORMANCE

Light			Energy		
Transmittance	LT	81%	Direct Transmittance	ET	56%
	UV %	1%	Reflectance	ER	19%
Reflectance Out	LR out	12%	Absorptance	EA	25%
Reflectance In	LR in	12%	Total Transmittance	g	63%
Performance Code			Shading Coefficient Total		0.72
U _g -value/Light/Energy		1.2 / 81 / 63	Shading Coefficient Shortwave		0.64
Ra		97	Sound Reduction	R _w (C; C _{tr}) dB	40 (-2; -6)
The values of some of characteristics are displayed as NPD. This stands for No Performance Determined.			Thermal Transmittance	W/m ² K	1.2

Carbon Footprint		
GWP	kgCO ₂ e/m ²	58
Global Warming Potential (GWP) values derived from the Life Cycle Assessment (LCA) that underpins the third-party verified product Environmental Product Declarations (EPDs). They are declared for modules A1 to A3; the scope of the EPDs is cradle-to-grave and module D in accordance with the requirements of Product Category Rules EN 15804:2012+A2:2019/AC:2021 and EN17074:2019. As noted in the EPD, indicators for modules A1 to A3 should not be used without considering indicators for module C.		

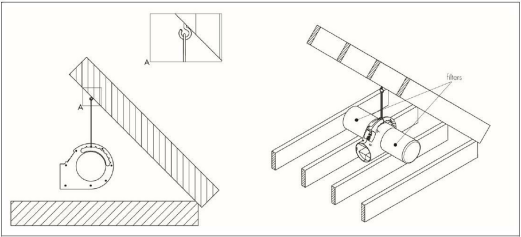
Pilkington Spectrum allows you to combine a wide range of products available from Pilkington and determine their key properties such as light transmittance, g value and U value. The program includes restrictions that prevent some combinations being selected that may be considered unwise or impractical. Even with these restrictions, it is still possible to create product combinations that may not be available from your supplier. Please check with your supplier that your chosen product combination is possible, available in the sizes required and in a timescale appropriate to your project. Furthermore, it is essential that you check that your product combination is appropriate for satisfying local, regional, national and other project-specific requirements.

Calculations are made according to EN standards 410 and 673/12898

Pilkington Spectrum Version UK:7.5.0

25/09/2025

Willow			
Dwelling Details			l/s
Whole Dwelling Ventilation Rate			
Floor Area (m²)	106	Default	37
Bedrooms	4	0.3l/s per m²	31.8
		Required Minimum Continuous Rates	37.0
Extract	High Rates l/s	Extract	Continuous Rates l/s
Kitchen	8.0	Kitchen	6.0
WC	8.0	WC	6.0
En-Suite 1	8.0	En-Suite 1	6.0
Total Airflow	8.0	Total Airflow	6.0
Minimum flow rates to Doc F Building Regs 2021 Edition The fan High rate will be pre-programmed at 50% more than the continuous rate. Minimum background ventilators per habitable room 4000mm² - No background ventilators in wetrooms			



PIV
Positive Input Ventilation (PIV) System
Vent-Axia Lo-Carbon Pozidry Pro (476310) mounted in the loft space hung from a convenient roof beam using the suspension kit provided, ensuring that the flexible ducting has gentle bends and cannot be crushed. Fused spur to be provided in the loft space. Loft space to be boarded to provide access to the unit. Vent-Axia Lo-Carbon Pozidry Pro FD (476312) to be installed on 3 storey dwellings.

- PIV Diffuser Positioning
- Diffuser to be positioned a minimum 1m of obstructions i.e. walls and smoke alarms.
 - Where the diffuser is positioned within 1m of walls and smoke alarms it has provisions to blank off the the airflow for upto two quadrants of the diffuser.
 - When the quadrants are blanked the open sides must be a minimum 1.5m away from the smoke alarms and 1m away from walls.
 - On 3 storey dwellings the diffuser supplied with the Vent-Axia Lo-Carbon Pozidry Pro FD (476311) is a metal diffuser.

- PIV Flow of Air
- Clearances under doors should be a minimum 10mm from floor finish to ensure adequate airflow.
 - On 3 storey dwellings with fire doors a transmittal vent should be installed to ensure adequate airflow (supplied by others). **
 - Kitchens and wet rooms that are not accessible from the central hallway / landing will require an additional continuous running extract fan Vent-Axia Lo-Carbon NBRDMEV (475142) to be installed to ensure adequate airflow.

NOTES:

THIS SYSTEM PROPOSAL HAS BEEN DESIGNED TO COMPLY WITH THE CURRENT BUILDING REGULATIONS - MEANS OF VENTILATION.

THE SYSTEM MUST BE INSTALLED AND COMMISSIONED WITH GOOD INSTALLATION PRACTICE AND AS PER THE DESIGN SPECIFICATION.

VENT-AXIA CANNOT GUARANTEE SYSTEM COMPLIANCE IF ALTERNATIVE DESIGN IS USED OR INSTALLED BY OTHERS. THE COMMISSIONED SYSTEM MUST COMPLY WITH THE LATEST EDITION I.E. BS7671 WIRING REGULATIONS.

VENT-AXIA WILL NOT BE RESPONSIBLE FOR CONSEQUENCES OUTSIDE OUR CONTROL CAUSED BY THE SYSTEM INSTALLATION E.G. PROPERTY ACoustICS, STRUCTURAL INTEGRITY ETC.

THIS DESIGN PROPOSAL HAS BEEN PRODUCED IN GOOD FAITH BUT IS SUBJECT TO APPROVAL BY THE PROJECT CLIENT.

THE DESIGN IS SUBJECT TO COPYRIGHT AND MUST NOT BE ALTERED, AMENDED OR INCORPORATED IN ANYWAY WHATSOEVER, NOR SHALL IT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS PERMISSION OF VENT-AXIA.

UNIT IS TO RUN AT CONTINUOUS TRICKLE WITH BOOST BEING ACTIVATED VIA A TRICKLE / BOOST CONTROLLER AND LOCAL BOOST SWITCHES (EG LIGHTS) IN ALL WET ROOMS. IF SWITCHING VIA LIGHTS, DOUBLE POLE SWITCHED OR RELAYS (E.G. VA 442030) WILL BE REQUIRED. LOCAL SWITCHING NOT SPECIFICALLY REQUIRED FOR INTEGRAL HUMIDISTAT UNITS.

ALL DUCTING IN COLD ROOF SPACE, AND ALL MVHR DUCTING TO AND FROM ATMOSPHERE MUST ALWAYS BE FULLY INSULATED.

ALL VENTILATION UNITS MUST BE INSTALLED IN ACCORDANCE WITH THE DOMESTIC VENTILATION COMPLIANCE GUIDE AND IN CONJUNCTION WITH THE RELEVANT INSTALLATION INSTRUCTIONS.

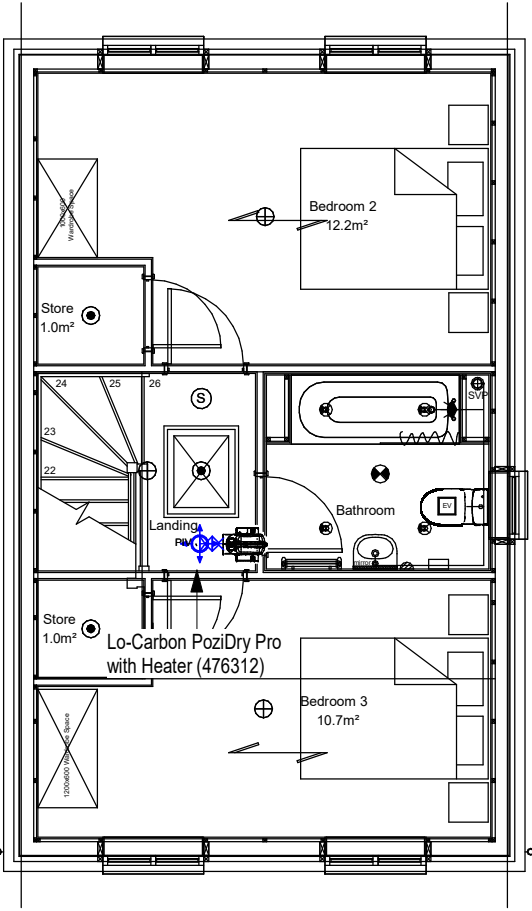
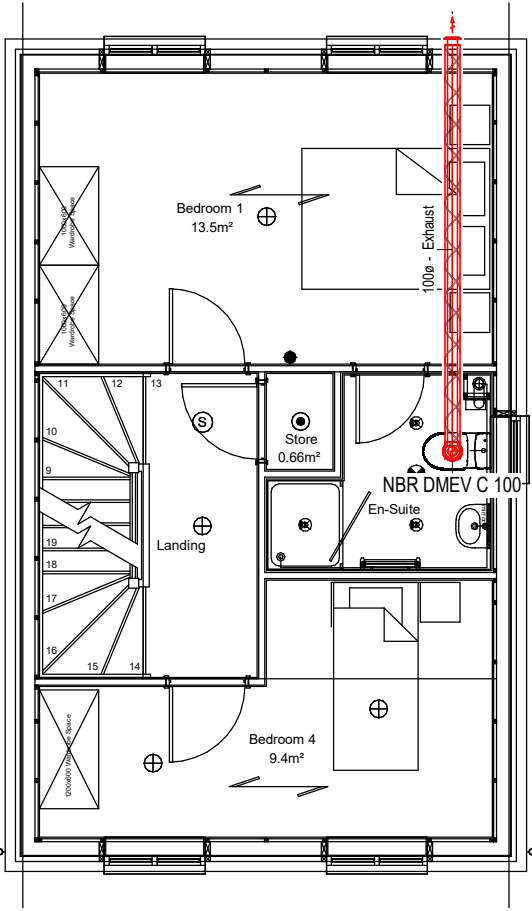
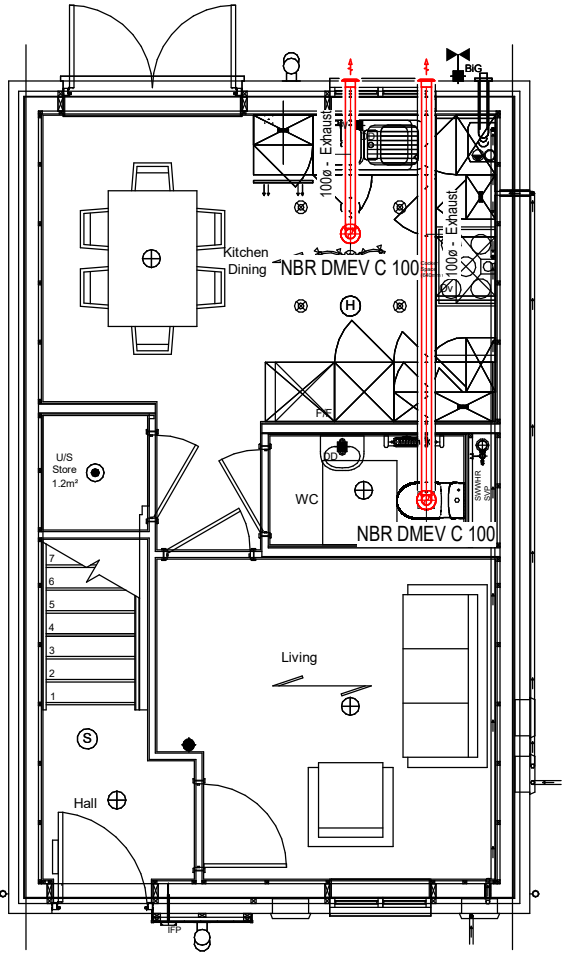
THE DESIGN ASSUMES THERE IS SUFFICIENT SPACE TO ACCOMMODATE THE DUCTING AS SHOWN.

IF NOT USING VENT-AXIA EXTERNAL TERMINATIONS THE FREE AREA MUST BE MIN.

100mm Ducting	7,065mm² free area
125mm Ducting	11,035 mm² free area
150mm Ducting	15,535 mm² free area
110x54mm Ducting	4,770mm² free area
204x60mm Ducting	10,080mm² free area
220x60mm Ducting	16,170mm² free area

AT THE TERMINALS TIGHTEST POINT.

LEGEND	
	NBR dMEV C 100
	Lo-Carbon Pozidry Pro (476310)
	Lo-Carbon Pozidry Pro With Heater (476312)



Rev	Date	By	Description
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Vent-Axia
New Build Residential

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Project
Stonebond

Drawing
Willow

Date 29.05.24 Scale 1 : 75 @A3 Design JM

Drawing No. CAS17061 _17	Rev
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