



BARRATT
HOMES



DAVID WILSON HOMES

WHERE QUALITY LIVES

NMA Ref: **PP-14943335**

Date: 18th May 2026

Dear Sir/Madam,

RE: Silver Hill Farm, Rochdale - NMA Application - Condition 19 (Noise Levels) Amendment

The Non-Material Amendment with Planning Portal Reference PP-14943335 seeks approval to modify the wording of Condition 19 pertaining to Planning Permission 22/00998/FUL.

An excerpt from Condition 19 has been provided below. The sought additions to the wording have been indicated in green, whereas the wording sought for removal has been indicated in red and crossed with a red line.

Noise Levels

19. The dwellings hereby approved shall be designed and constructed in accordance with the submitted Environmental Noise Assessment prepared by Agility Acoustics (document reference AA18-1085-R02v1, dated July 2022) to ensure the following indoor noise levels are achieved:

- 35 dB(A) Leq (16 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 8 hour in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (16 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.
- Noise in external amenity areas shall not exceed 55 dB(A).

Prior to the first occupation of ~~Plots 1-53 each dwelling~~ hereby approved, an acoustic verification report relating to ~~that dwelling~~ **Plots 7, 32 and 36**, shall have been first submitted to, and approved in writing by, the Local Planning Authority, confirming that the above levels have been achieved. ~~Is this required~~

Prior to the first occupation of Plot 54 or 55 and Plot 56 or 57 hereby approved, an acoustic verification report relating to Plot 54 or 55 and Plot 56 or 57, shall have been first submitted to, and approved in writing by, the Local Planning Authority, confirming that the above levels have been achieved.

Reason: In order to safeguard the amenities of the area and to prevent nuisance arising in accordance with Policies DM1 and G9 of the Rochdale Council Core Strategy and the National Planning Policy Framework.

Yours sincerely,

Jake Robinson

Jake Robinson
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