

Officer Report

Case Reference: OTH/2026/0459
Location: Silver Hill Farm And Plot W Of Kingsway Business Park,
Broad Lane and Lower Lane, OL16 4PT
Proposal: Non-material amendment to planning permission
22/00998/FUL to modify the wording of condition 19 (Noise
levels)
Recommendation: Approve with Conditions
Officer: Claire Ringwood

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 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 hereby approved, an acoustic verification report relating to 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.

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.

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This decision notice is to be read alongside that issued with planning permission 22/00998/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.