
RE: Additional information 143085/FO/2025 - Land At Hinchley Road Manchester

From [REDACTED]

Date Fri 29.8.25 11:15 AM

To Sue Wills [REDACTED]

Hi Sue

I am okay for it to be conditioned and the information requested to be provided further down the design stage. However, the condition needs to remain as we originally recommended which did include reference to the M60, sports pitches and school. I have repeated the originally recommended condition below for ease:

NSE4(b)

Residential sound insulation AND overheating

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads, streets and the M60 Motorway, neighbouring sport pitches and school shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises and schools.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

Kind regards

[REDACTED]

[REDACTED]

Environmental Protection
Environmental Health
The Neighbourhoods Service

Neighbourhoods Directorate
Manchester City Council
1 Hammerstone Road
Gorton
Manchester
M18 8EQ

[REDACTED]
[REDACTED]
[REDACTED]

website: www.manchester.gov.uk

We are now on Twitter, for latest news and updates follow us @EnvHealthMcr

This communication may contain information which is confidential and may also be privileged. It is for exclusive use of the intended recipient. If you are not the intended recipient, please do not read, print, re-transmit, store or act in reliance on it or any attachments. If you have received this communication in error, please notify me by email or by telephone and then permanently delete the email and any copies of it.

From: Sue Wills [REDACTED]

Sent: 28 August 2025 10:18

To: [REDACTED]
[REDACTED]

Subject: Additional information 143085/FO/2025 - Land At Hinchley Road Manchester

[REDACTED]

[REDACTED]

[REDACTED]

Dear [REDACTED],

The planning agent has advised that they have reviewed your comments with the noise consultants and client. They have asked if you require the additional noise survey work for the sports uses prior to determination of the planning application, or whether this could be a conditioned approach (please see suggested condition below).

*a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads, streets and the M60 Motorway and **neighbouring sport pitches** and school shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises and schools.*

They further advise that the additional surveys could be provided at that point to inform the final mitigation strategy.

Please can you let me have your thoughts.

Many thanks

Sue Wills
Principal Planner
Development Management Areas
Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

<http://www.manchester.gov.uk>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
