

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0666

Date registered valid: 11 July 2025

Proposal: Discharge of Condition 11b (Acoustic validation) attached to planning permission 135270/FO/2022

Address: Land Between 121 - 131 Levenshulme Road, Manchester, M18 7NF

Ward(s): Longsight Ward

Applicant: Mike Watson Watson Construction Limited

Agent (if any):

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 September 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 23 July 2025 Expired: 13 August 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Environmental Health – 28.07.2025- Have considered the additional information submitted for the above CDN application (Cundall Internal noise level commissioning report, Ref. LRG-CDL-ZZ-XX-T-AS-45260 P01, dated 10 July 2025) and can provide the following comments:

The report states that additional mitigation measures have been recommended to reduce internal noise break-out from the MVHR units installed within the dwellings. A similar issue was identified in the previously submitted Braiden Acoustics Noise Verification Report, Ref: 11364revA, Date: 12 May 2025 and they reiterate their comments of 23 May in response to that report, where they advised that additional tests should confirm that the issue has been addressed. They also advised that any summer boost / bypass mode setting on MVHR units should be operational during testing (as opposed to purge ventilation mode). The report states that tests were carried out in dwellings with MVHR units while operating at normal duty.

Further comments 18.08.2025.

The submitted Addendum report (Cundall Addendum 01 to Report LRG-CDL-ZZ-XX-T-AS-45260, dated 05/08/2025 (Document No.: LRG-CDL-ZZ-XX-T-AS-45260-ADD01 Revision: P01)) should confirm whether the MVHR units were operating in their noisiest mode (excluding boost/purge mode) during testing, as specifically requested in their emails dated 23 May and 28 July 2025.

It's unclear that the units can operate in trickle and boost mode simultaneously, or that trickle mode is the noisiest setting (along with boost mode) as stated below. Summer bypass mode is likely to generate higher noise levels than trickle mode. If any tests were conducted with the units in boost mode this should be stated in the report.

The submitted datasheet doesn't refer to the different settings or provide any noise data, and the unit/product datasheet no longer is available from Envirovent. The Addendum report indicates that some ambient noise levels exceed MCC criteria, which makes the operational mode used during testing particularly relevant.

Any predicted further reduction in noise levels by furnishings should be demonstrated by an update to Table 5-1 (Corrected ambient noise levels for furnished rooms) of the Cundall Internal noise level commissioning report (Ref. LRG-CDL-ZZ-XX-T-AS-45260 P01, dated 10 July 2025, previously submitted for CDN/25/0666). It is however noted that this table, which is understood to have been completed using the Strutt/Arup software calculations, provides unusually high corrections (although 34-29 is 5 rather than 6 dB, possibly due to rounding but not stated) and the applied parameters should be confirmed as correct. It should be considered that some occupants may not have full soft furnishings, such as curtains and carpets/rugs, which is the main source of absorption.

They will be able to provide further comments on the measures taken once the above points have been addressed.

Further comments 08.09.2025.

The addendum report is acceptable and we would have no objection to the discharge of condition no.11b.

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Issues

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition 11b (Acoustic validation)

11b) The contents of the correspondence and technical addendum referenced below have been reviewed and are considered to be satisfactory.

- Content of Applicant email dated 27th August 2025 .
- Technical addendum (Addendum 01) to the Internal Noise Level Commissioning Report, LRG-CDL-ZZ-XX-T-AS-45260 ref: LRG-CDL-ZZ-XX-T-AS-45260-ADD01 rev. P03 dated 27th August 2025 received 27th August 2025.

On the basis of the content of the documentation referenced above condition no.11b is discharged.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA