

Manchester City Council
Planning and Regeneration
Town Hall
Albert Square
Manchester
M2 5DB

Our ref: 24-03192
Date: 31 October 2025

Dear Planning Services,

Re: Application for approval of details reserved by Condition 5a and 5b with respect to Planning Application Ref. 141521/FO/2024 for the erection of a ground floor rear extension to facilitate a new surgery and decontamination room, and other associated works, at Wood And Woolfstein Dental Practice, 452 Barlow Moor Road, Manchester, M21 0BQ.

We write on behalf of 'Wood & Woolfstein', and we are instructed to submit a discharge of condition planning application in respect of the above site.

Planning Application Ref. 141521/FO/2024 for the abovementioned development was formally approved by Manchester City Council on the 10th of January 2025, with planning conditions attached to the permission requiring discharging. Accordingly, we seek to discharge the following conditions:

Condition	Topic
5a	Noise Survey
5b	Noise Verification Report

We enclose the following documents relevant to the planning application, which was submitted via the Planning Portal (Ref. PP-14454223) on the 31st of October 2025:

- Completed Planning Application Form;
- Rapleys Covering Letter;
- Environmental Noise Survey (Ref. ADT 3840/ENIA Issue 1); and
- Post Completion Testing Report (Ref. ADT 3840/PCT Issue 1).

The requisite planning application fee of £298.00 has also been paid via the Planning Portal.

In addition to the above, the specific information in respect to the listed conditions is set out below.

For absolute clarity, the information provided as part of this submission only accounts for 1no. new a/c unit. The approved plans as part of Planning Application Ref. 141521/FO/2024 (Proposed Elevations, Drawing no. 24-02222-4), shows 1no. a/c unit to the rear of the building, at first floor level. Following an internal review, the applicant now does not intend to install this a/c unit, and as such, this unit has not been accounted for within the noise assessments contained within this submission.

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Should the applicant choose to install this a/c unit in the future, they will do so after first obtaining written consent from the Local Planning Authority, with the necessary noise survey documentation.

Condition 5a (Noise Survey) states the following:

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

To address this condition, please refer to the submitted Environmental Noise Survey (Ref. ADT 3840/ENIA Issue 1), which includes full details on the existing ambient noise levels in the vicinity of the nearby noise sensitive properties, and calculations on the noise from the proposed plant at the various noise sensitive properties.

The Survey demonstrates that rating levels at the nearby noise sensitive properties are at least 5dB below typical background levels and therefore, the new a/c unit is suitable for the proposed development.

Therefore, the requirements of planning condition 5a have been fulfilled.

It is acknowledged that an existing a/c unit will be relocated from the existing rear elevation of the building to the side of the proposed extension. Upon reviewing the scheme, the noise consultants chose not to make an assessment of the plant in question, since this is an existing unit, and the relocation is very minor (less than a meter in distance); thus, resulting in a no net / negligible change to noise impact.

Condition 5b (Noise Verification Report) states the following:

Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

To address this condition, please refer to the submitted Post Completion Testing Report (Ref. ADT 3840/PCT Issue 1), which includes full details on the measurements of noise from the installed and operating plant at source, to verify compliance.

The resultant noise levels at the surrounding noise sensitive properties resulting from the 1no. a/c unit are within the levels predicted in the Environmental Noise Survey (Ref. ADT 3840/ENIA Issue 1), and the rating level is 12 dB below the otherwise prevailing background sound level.

Therefore, the requirements of planning condition 5b have been fulfilled.

Conclusion

We trust that the information provided is sufficient to discharge the above listed conditions and we look forward to confirmation of early validation and determination of this application. However, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the me.

Yours faithfully,



Rapleys LLP