



MANCHESTER CITY COUNCIL

Information, Delivery & Support
Team
Planning

Telephone: 0161 234 4516
planning@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Jon Salisbury
JSA Design
The Base
Dallam Lane
Warrington
WA2 7NG

Date: 18 March 2026

Dear Sir/Madam,

Application number: 145157/FO/2026

Proposal: Creation of 1no. serviced apartment (C1)

Location: Flat At, The Wheatsheaf, 30 Oak Street, Manchester, M4 5JE

Further to our previous correspondence, I am unable to progress your proposal as the application remains invalid or incomplete for the following reason(s):

1) We require an acoustic study that shall confirm that the ground floor pub use would not cause an unacceptable impact on prospective tenants due to noise outbreak and transfer.

Thank you for your email dated 04 March - An acoustic study identifying ambient noise levels during daytime, night time and weekends along with details of the noise levels that are currently achieved within the accommodation at various times during operating hours. The study should identify the acoustic treatment and measures necessary to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment, details of the acoustic glazing and acoustically treated ventilation you have installed/propose to use and specified maximum internal noise levels.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Information, Delivery & Support Team, Planning at the above address. If we have not heard from you by 15 April 2026 we will return your application.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

