
Fw: RE:CDN/25/1187 Condition 23a Noise Boddingtons

From Jennifer Atkinson [REDACTED]

Date Fri 30/01/2026 07:36

To Planning [REDACTED]

 1 attachment (4 MB)

DN0107-WWL-ZZ-ZZ-RP-CS-00104.pdf;

Please can you upload the email and attachment to this cdn thanks

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

[REDACTED]

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Fitzgerald, Eithne [REDACTED]

Sent: 28 January 2026 16:07

To: Jennifer Atkinson [REDACTED]

Subject: RE:CDN/25/1187 Condition 23a Noise Boddingtons

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Jen,

Please see our response against EHO queries below,

We propose to submit final information regarding the MVHR system and the As-built TM59 report to discharge part (b) of the condition, to validate that the façade as built will achieve the targeted noise levels while maintaining thermal comfort. While some final details of façade are still being worked through, the discharge of part (a) is critical due to its pre-above ground works trigger, to enable the applicant to stay on programme.

The applicant is confident in the assessment and specifications submitted to discharge of part (a), and is very aware that the ultimate risk (cost) for the in-situ performance of the glass

rests with the contractor, and that in the event of a worst-case scenario where the glass fails testing during an AO event, replacement would be required. To mitigate this, close collaboration has been maintained with both the acoustic consultant and window suppliers.

Please could you confirm if this approach is acceptable, and if the below is sufficient to discharge part a) of this condition?

Many thanks,

Eithne FitzGerald (pronounced Et-na)

From: Jennifer Atkinson <[REDACTED]>
Sent: 09 January 2026 13:01
To: Fitzgerald, Eithne <[REDACTED]>
Subject: [EXT] CDN/25/1187 Condition 23a Noise Boddingtons

Eithne

Please see below comments from the EHO on condition 23a. Please can you provide a response for review?

Thanks Jen

reviewed the CSG report reference CSGA-C2164-TN03 – Boddingtons, Planning Condition 23a – AO Arena Event Noise dated 26th November 2025 which includes updated baseline noise survey to include targeted assessment of noise from the Arena during a suitable event and time and also to assess noise breakout from the roof of the Arena in order to inform the acoustic design of the development to meet the planning criteria, particularly with respect to the lower frequency octave bands as requested. The effort taken by the consultant to obtain representative noise breakout from the Arena particularly at height is also acknowledged.

The report also includes updated recommended glazing specification for the building facades following the revised assessment which have been outlined for the various facades.

It has been advised that the performance of the recommended glazing in the 63Hz frequency band is not provided by the supplier and so Insul software has been used to predict the performance of the glazing options in the 63Hz frequency bands. Before we accept the content and recommendations, can actual testing of the proposed glazing options not be undertaken either by the manufacturer / supplier or the acoustic consultant of the proposed glazing system to formally confirm the performance in the 63Hz frequency rather than a predicted performance using software? Maybe some discussion could be provided around this as it is essential that the performance of this frequency range is accurately represented particularly in this location.

The above report has been provided to address our previous comments regarding the validity of the background noise assessment and also to account for noise from the Arena. There were still some other outstanding comments to address from the main report which I have repeated below:

4. *A scheme of whole house MVHR has been recommended and proposed as the internal noise criteria cannot be met with windows open. The assessment indicates that the apartments within the red and amber façade will require an uprated (larger than standard) MVHR scheme which will mean occupants do not need to open windows for overheating purposes at any times. These facades will need to be indicated on a diagram and details of the MVHR system capable of meeting the requirements should be recommended.*

The CSG Acoustics technical note has provided assessment of the proposed MVHR system and it has been established that the supply side will exceed the criteria in the bedrooms at night when operating at 60%. Silencer specification has been recommended for the supply side of the MVHR unit but the noise level has been expressed in term of noise curve NR25. They will need to confirm that with the silencer specification recommended the planning condition criteria will be achieved of 30dB in the bedrooms when in use.

The following has been provided by Glass supplier..... 'Glass companies very rarely test down to 63htz as the results are very unreliable because air pressure and temperature changes can make a huge difference. The tests are very expensive and you can imagine that it is not possible to test the up to 40 million different build ups that we have in our acoustic calculator so using the insul software is the best option'.

*5. The assessment indicates that those apartments within the green façade can adopt openable window provision as a means of comfort cooling strategy. We will need a diagram to identify these properties / façade and we will need an updated TM59 overheating assessment providing for the revised scheme to demonstrate that natural ventilation in the green façade areas will be acceptable in terms of significance of impact. **Updated comment Jan 2026 – Is this still the case following the above additional assessment??Are openable windows still appropriate on any façade?***

Still require the above

Yes, the strategy for these windows still apply. Where the windows cannot be opened we have included an MVHR system which has an overheating option (additional to purge ventilation). Noted on the updated TM59, and diagram requirements, can this be provided for the second part of the condition/final approval? Essentially it will be an As-built TM59 although this hasn't/wont be instructed yet as we are working through all technical aspects of the façade and will take some time.

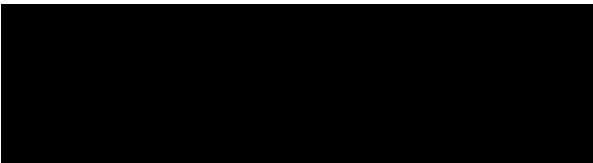
6. The report has included recommendations of noise from the MVHR system. The system will need to be acoustically treated to ensure that the internal noise criteria is met, in particular during the night time in bedrooms (30dB) as stated in the report, including during boost mode function. Recommendations will need to be provided as the scheme develops and once the particular system has been be selected.

As point 4 above

Noted, is this something that can be provided during part b) of this condition?

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council



Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

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.

IMPORTANT NOTICE

This communication is from Deloitte LLP, a limited liability partnership registered in England and Wales with registered number OC303675. Its registered office is 1 New Street Square, London EC4A 3HQ, United Kingdom. Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.co.uk/about to learn more about our global network of member firms. For details of our professional regulation please see [Regulators](#). A list of members of Deloitte LLP is available at [Companies House](#).

This communication contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s), please notify datasecurityreport@deloitte.co.uk and destroy this message immediately. Email communications cannot be guaranteed to be secure or free from error or viruses. All emails sent to or from a @deloitte.co.uk email account are securely archived and stored by an external supplier within the European Union.

You can understand more about how we collect and use (process) your personal information in our [Privacy Notice](#).

Deloitte LLP does not accept any liability for use of or reliance on the contents of this email by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

Opinions, conclusions and other information in this email which have not been delivered by way of the business of Deloitte LLP are neither given nor endorsed by it.

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.
