
Follow up info: APP REF NO CDN/25/1226

From Angela Leckie <angela.leckie@manchester.gov.uk>
Date Tue 17/02/2026 15:59
To Sue Jones <sue.jones@manchester.gov.uk>
Cc EnvH Licensing <envh.licensing@manchester.gov.uk>

Hi Sue

See below for your further comments

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave
3rd Feb to 17th Feb PM

From: Stuart McGrath <stuart.mcgrath@omiarchitects.com>
Sent: 16 February 2026 08:37
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: Fwd: APP REF NO CDN/25/1226

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Hi Angela,

Apologies for the delay with this but please see below clarification from the acoustician in relation to the comment raised by the EHO on condition 30.

Kind Regards

Stuart McGrath | Associate Director

OMI ARCHITECTS
31 Blackfriars Road, Salford, Manchester, M3 7AQ
0161 832 3242 | [Website](#) | [Instagram](#)



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Begin forwarded message:

From: Simon Webster <simonwebster@redacoustics.co.uk>

Subject: Re: APP REF NO CDN/25/1226

Date: 13 February 2026 at 15:42:39 GMT

To: Derek Mullarkey <dmullarkey@ericwright.co.uk>

Cc: Andrew Cook <acook@ericwright.co.uk>, Laura Whiteside <lwhiteside@ericwright.co.uk>, Tom Halliwell <tom.halliwell@omiarchitects.com>, Stuart McGrath <stuart.mcgrath@omiarchitects.com>, Paul Clark <paulclark@redacoustics.co.uk>

Derek,

Further to receipt of Angela Leckie's email below we comment as follows.

With regard to Condition 30 (Residential Noise Verification), we would like to clarify the basis of the internal ambient noise testing undertaken.

The noise ingress assessment forming part of the discharge submission was carried out to verify façade performance, as required by Condition 30. All measurements were undertaken with the natural ventilation vents fully open, representing the worst-case scenario for façade sound insulation performance.

The reference within the report to M&E systems being switched off relates to mechanical plant and building services that are not part of the façade noise ingress assessment. These systems are unrelated to the performance of the external building envelope and were not intended to form part of the Condition 30 verification exercise.

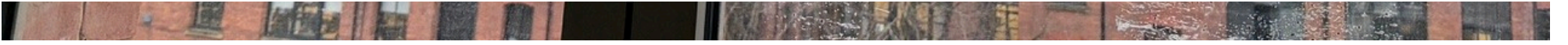
Condition 30 requires verification of the façade performance to demonstrate that internal ambient noise levels meet the specified criteria. The testing methodology adopted aligns with this requirement and confirms compliance under natural ventilation conditions.

For completeness, we have included photographs which show the vents we reference above.

Regards

Simon Webster
Director
For and on behalf of Red Acoustics Limited











Business First
Millennium Road
Preston
PR2 5BL

T: 01772 722 182
F: 01772 722 451
M: 07775 850 378
E: simonwebster@redacoustics.co.uk
W: www.redacoustics.co.uk

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: APP REF NO CDN/25/1226
Date: 28 January 2026 at 10:20:12 GMT
To: Nick Berry <nick.berry@omiarchitects.com>

Hi Nick

From an EHO perspective we are ok with C28 and C37 but there are issues to address on C30 as per below:

Condition 30 (Residential Noise Verification)

I have reviewed the Internal Ambient Noise Level Commissioning, Red Acoustics, Dec, 2025 and this is not sufficient to discharge the condition. The units have their ventilation systems were turned off during the internal testing and some apartments should have been tested with the ventilation system turned on to show it too meets criteria.

Best Wishes

Angela

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Principal Planner
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Planning Building Control and Licensing - Growth and Development
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email angela.leckie@manchester.gov.uk
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