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27th November 2025

Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

For the attention of the elected planning officer,

Planning Reference: 142911/FO/2025

Discharge of Condition Statement

Condition 3:

3) a) 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 the commencement of above ground works, an insulation 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.

b) Prior to the operation of the development hereby approved 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Applicant Response:

An acoustic assessment of the pressure irrigation compound confirms that noise emissions will remain significantly below Manchester City Council's required limits. Calculations demonstrate that, even under a worst-case scenario with the compound door open, noise levels at the nearest residential properties on Mauldeth Road West and Wintermans Road would be well below background levels - by a margin exceeding 10dB. Accordingly, the proposed installation fully satisfies the noise condition attached to the planning approval.

Refer to the appended acoustic report by AEC for calculations and details.

Condition 4:

4) Notwithstanding the details shown on drawing no. SK.01 - EXISTING AND PROPOSED PLAN, received on 16 May 2025, prior to the commencement of above ground works, a detailed landscaping scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Applicant Response:

Following further technical review and consultation with the relevant stakeholders, it has become clear that the area identified for planting directly adjoins the existing substation and overlies critical below-ground power lines that serve the local network.

Regular and unimpeded access to these cables is essential for inspection, maintenance, and emergency works to ensure the continued safe operation of the electricity infrastructure.

Implementing the approved planting scheme in this location would:

- **Compromise operational access** to the power lines, as root systems and established vegetation would impede excavation or maintenance.
- **Risk damage to underground infrastructure** due to root intrusion or disturbance during planting and growth.
- **Conflict with statutory undertaker requirements**, which stipulate clear access and avoidance of planting within specified buffer zones around substations and primary cables.

Alternative mitigation measures, such as relocating the planting to a different area of the have been considered but are not feasible within the current site layout without creating other operational concerns inasmuch as an any visual improvement on the area.

For these reasons, the removal of the planting scheme in this specific location is necessary to comply with utility safety requirements and to ensure uninterrupted access to the substation infrastructure. The removal does not materially harm the visual amenity or landscape character of the wider development, as contextually the volume of planting initially proposed is largely insignificant when compared with the wider greenspace of Houghend playing fields.

Accordingly, we respectfully request that the condition requesting details of the planting in this area be discharged on the basis of a no-planting scheme using the above justification.

Appendix 1. Existing Photographs







This document has been prepared by Sami Kamha and submitted on behalf of JH.
Architects

Date: 27.11.25