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

Submitted via the Planning Portal only

13 March 2026

Dear Sir/Madam,

Application for Discharge of Conditions (Planning Portal Reference: PP-14779123)
Site: Land Off Pitsford Road, Manchester

Introduction
We write on behalf of our client, Bellway Homes Ltd (Manchester Division), regarding the above site. Planning was granted on 14.03.25 under application reference 140311/FO/2024, for the following description of development:

'*Erection of a residential development (Use Class C3a) with associated landscaping, boundary treatment, infrastructure and ancillary works.'*

This submission outlines the information enclosed to discharge one part of one condition.

Conditions and Detail Submitted

Condition 20
Part A of this condition states the following:

'(a) Notwithstanding the Noise Addendum Technical Note received by the City Council, as Local Planning Authority, on the 19 September 2024, prior to the any above ground works, a scheme for acoustically insulating the proposed residential accommodation against noise from Queens Road and the adjacent railway line shall be submitted to and approved in writing by the City Council as Local Planning Authority.

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as the aggregate processing plant.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

The approved noise insulation and ventilation scheme shall be completed before any of the dwellings are first occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate

sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (daytime) 55 dB LAeq '

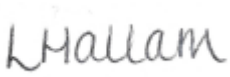
(vibration): Due to the proximity of the development to the railway line, it shall be necessary for vibration criteria to apply which can be found in BS 6472:2008 "Guide to evaluation of human exposure to vibration in buildings." Groundbourne noise/re-radiated noise shall also be factored into the assessment and design.'

The following information is submitted to address this condition:

- BHM282-BT01_Q_Boundary Treatment Plan Rev Q
- BHM282-VR01_B_Ventilation Requirements Plan - Rev B

Summary
We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam
Planning Consultant

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Encl: as referenced.