

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/1154

Date registered valid: 4 December 2025

Proposal: Discharge of Condition 18b (acoustic insulation) (Phase 1 of the development) attached to planning permission 138788/FO/2023.

Address: Land At Mount Road, Manchester, M18 7QR

Ward(s): Longsight Ward

Applicant: Miss Shannon Cooke Kellen Homes

Agent (if any):

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 19 February 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 9 December 2025 Expired: 2 January 2026

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Environmental Health – 24.12.2025

Have considered the information. They initially note that the submitted application form states the following: *Application to discharge Phase 1 plots only - the following plots are in Phase 1; 1-7, 12-16, 92-96, 102-104.* It is therefore understood that the application is not for the discharge of Condition 18b for the entire development.

The reports demonstrate acceptable levels of external to internal noise break-in for the tested plots, however, for those units with mechanical ventilation, it should be demonstrated that the use of the ventilation equipment, including any summer boost mode (not necessarily purge mode) would not result in any exceedance of our internal criteria.

Due to the above outstanding issue they cannot currently recommend discharge of the condition.

Whilst not an acoustic matter, they also advise that the following was noted in the report covering Plot 5: *However, it was noted by the surveyor that one through vent on the window in plot 5 living room show evidence of being packed with insulating wool. This should be replaced prior to occupation of the dwelling.*

On 26th January 2026 the applicant was advised that any mechanical ventilation system should not cause non-compliance with the MCC internal noise criteria i.e 30dB LA eq for bedrooms , and the system should be operational (and in any summer boost mode) during verification testing.

Furthermore, that the 37db LA eq figure for bedrooms in the e3p report appeared to be an estimate. Data from testing was requested to provide an accurate result.

Further comments 29.01.1026

Have considered the submitted information and advise that at a typical flow rate, as measured during the testing, noise from the mechanical ventilation system appears acceptable, however on max flow the expected noise level at 37 dB(A) is high for bedrooms, and it is noted that one of the living room Vent Axia units at 34.3 dB(A) is quieter the bedroom unit.

They request a copy of the overheating assessment, which E3P recommended in the approved NIA, which may enable them to advise further on the acceptability of occupants being subjected to the estimated higher noise levels, as this acceptability is dependent on duration and how frequently this setting may need to be in use during warmer weather, and what other overheating mitigation has been explored.

Further comments 19.02.2026

They consider that the bedroom fans are too noisy. The options are that they are either replaced with quieter units, or alternatively a comprehensive overheating/noise assessment should be undertaken in accordance with the [Acoustics Ventilation And Overheating Residential Design Guide published by the Association of Noise Consultants and Institute of Acoustics](#) (January 2020 Version 1.1).

Noise

- 3.2 In locations where external noise may be an issue (for example, where the local planning authority considered external noise to be an issue at the planning stage), the overheating mitigation strategy should take account of the likelihood that windows will be closed during sleeping hours (11pm to 7am).
- 3.3 Windows are likely to be closed during sleeping hours if noise within bedrooms exceeds the following limits.
 - a. 40dB L_{AeqT}, averaged over 8 hours (between 11pm and 7am).
 - b. 55dB L_{Afmax}, more than 10 times a night (between 11pm and 7am).

Issues

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition no.18b- Acoustic insulation (Phase 1 development)

18b) The content of the following documents has been reviewed.

- Post Completion Noise Testing and Verification Report – Plots 2,4,6,7,92,93 and 94 ref: 50-710-R4-2 dated October 25.
- Post Completion Noise Testing and Verification Report – Plots 91,100 and 107 ref: 50-710-R3-1 dated October 25.
- Post Completion Noise Testing and Verification Report – Plots 95,98,99, 102 and 128 ref: 50-710-R2-1 dated October 25.
- Post Completion Noise Testing and Verification Report – Plots 1,12,13,14,15,16 and 104 ref: 50-710-R5-1 dated November 25.
- Post Completion Noise Testing and Verification Report – Plots 3,5, and 96 ref: 50-710-R6-1 dated December 25.

Received 4th December 2025

- Technical Note on noise from ventilation by e3p dated 12th January 2026
- Email from applicant dated 26th January 2026
- Part O – Overheating summary report ref: 240212 c dated 23.09.2024, and Rooms with fans spreadsheet received 11th February 2026, together with the content of the email from applicant dated 26th January 2026.

It is considered that insufficient information has been provided to enable the discharge of condition no.18b for Phase 1 of the development. This is due to the levels of noise from the bedroom fans.

Other options should be considered, such as these fans either being replaced with quieter units, or alternatively a comprehensive overheating/noise assessment should be undertaken in accordance with the [Acoustics Ventilation And Overheating Residential Design](#)

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA