
Re: Planning application 143777/FO/2025 Land at Moss Lane East And Barnhill Street - EHO comments

From [REDACTED]
Date Tue 2025-11-04 8:51 AM
To Jennifer Connor [REDACTED]

Hi Jen

I am ok in principal with the report however as discussed with the planners and acousticians more information is needed pre verification stage. The additional information required is all in the memo, but also includes aTM59 (for overheating).

Thanks

[REDACTED]
Environmental Protection Officer
Environmental Protection Section
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I ❤️ MCR

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From: Jennifer Connor [REDACTED]
Sent: Monday, November 3, 2025 4:32 PM
To: [REDACTED]
Subject: Fw: Planning application 143777/FO/2025 Land at Moss Lane East And Barnhill Street - EHO comments

Hi [REDACTED],

Do you agree with the contents of this email?

Thanks

Jen

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Equality Ambassador for Planning

From: [REDACTED]

Sent: 30 October 2025 2:14 PM

To: Jennifer Connor [REDACTED]

Cc: [REDACTED]

Subject: Planning application 143777/FO/2025 Land at Moss Lane East And Barnhill Street - EHO comments

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Hello Jen - further to comments from your EHO colleagues (attached) I think it is useful to note, notwithstanding the proposed conditions, that:

- A detailed noise impact assessment containing a scheme for acoustically insulating the proposed dwellings has already been set out Azymuth Acoustics report ref: Z58999.2 dated 25/10/2025. The report provides results of noise surveys across multiple days and covering daytime, rush hours periods, evening and night-time periods as well as at weekends.
- In addition the report contains specific nearfield noise and noise propagation measurements at the nearby Brewery and the West Indian Sports & Social Club. The measurements were carried out in cooperation with the management of these two premises and the results of these detailed noise source measurements have been used in specific and separate noise assessments for these noise sources (responding to the relevant criteria recommended for these types of premises both in terms of hours of operation and characteristics of the noise sources).

In the context of those assessment, I understand that the EHO team accept in principle the recommended noise mitigation for the dwellings contained in the Azymuth Acoustics report. These measures cover glazing, ventilation external walls and roof structures etc. The design team acknowledges that specific elements of these measures such as the manufacturers specific glazing types, specific MVHR units and other elements of the building are at the early design stage and that detailed manufacturer specifications will be submitted for approval against the acoustic requirements set out in the Azymuth Acoustics report.

The EHO team have recommended that the developer should provide a verification report at the project completion stage should be undertaken to demonstrate that the final construction conforms to the recommendations and requirements in the approved acoustic consultant's report. As you know this is now fairly standard practice for larger schemes of this type in the MCC area. It is understood that this typically requires 10% of bedrooms and living rooms to be tested for noise intrusion over a 24hr period.

The EHO comments set out noise assessment requirements for fixed plant. This normally includes items such as external air-conditioning condensers, air-handling plant and specific items such as standby generators (but not smaller domestic items such as MVHR units which are located wholly within the apartments). At the present time I am not aware of any such plant being present. However, as the scheme develops then such details can and would be provided to the council in order to discharge the fixed plant requirements should this be relevant.

Barnhill Street Facades

The Energy Report submitted with the application (and attached) confirms (at 5.0) that all plots, including those facing Barnhill Street, will be fitted with MVHR units to fully comply with Part O criteria.

Waste Proforma

As suggested in the EHO comments, we will submit a Waste Management Proforma as a condition discharge.

Noise Assessment report

I also enclose a 'final' version of the Noise Assessment, the only change to the submitted version being the removal of the references to draft.

Regards

[Redacted Signature]

[Redacted Name]
Executive Director

M [Redacted]
E [Redacted]





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