
Re: Plan ref: 137985 (CDN/25/1028) conditions 13 and 14 - 166 Plymouth Grove Manchester M13 0AF

From Carl Glennon <carl.glennon@manchester.gov.uk>

Date Tue 25-Nov-25 17:39

To Lisa Jones <lisa.jones3@manchester.gov.uk>

Hello Lisa,

Thank you for your email.

The detail of condition 14 requires approval of a noise insulation and ventilation scheme. It therefore gives scope to request details relating to the management of overheating.

The request for an overheating assessment was made in your email of 6 August 2025 (Ref: 137985 (CDN/25/0640) and the related report has been subsequently submitted.

I have asked the agent to confirm:

- i. That the acoustic attenuation report relates the discharge of part A of condition 14;
- ii. The specification of the mechanical ventilation and cooling systems and its positioning.

I hope that the above is helpful.

Regards,

Carl

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From: Lisa Jones <lisa.jones3@manchester.gov.uk>

Sent: Tuesday, November 18, 2025 13:14

To: Carl Glennon <carl.glennon@manchester.gov.uk>

Subject: Plan ref: 137985 (CDN/25/1028) conditions 13 and 14

Hi Carl,

Condition 13 can be discharged.

Condition 14 cannot be discharged as the information submitted is the information which we reviewed in August/September time and confirmed it was sufficient to discharge part a but the verification report is required to discharge part b, this has not been submitted. I have also noted that the overheating condition suggests that there will be mechanical cooling in place but there is no mention of external plant in the original application (not shown on the plan drawings) therefore we did not ask to condition this but would expect that an acoustic assessment of external plant is undertaken. Is that something that we can request at this stage or will they need a separate application for external plant?

Kind regards

Lisa Jones
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