MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 20a (Noise Residential) of Planning Permission 140311/FO/2024.

Location:

Land Off Pitsford Road Manchester

Application reference:

CDN/26/0299

Applicant:

Chloe Officer Bellway Homes Limited (Manchester Division)

Date of application:

26 March 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 20 Noise

The following information has been submitted in respect of this condition:

-BHM282-BT01_Q_Boundary Treatment Plan Rev Q • BHM282-VR01_B_Ventilation Requirements Plan - Rev B received by the City Council, as Local Planning Authority, on the 26 March 2026

-Email from Laura Hallam dated 28 April 2026

The above information has been considered. The information is not acceptable. Correspondence was issued on the 28 April 2026 to Broadgrove Planning as follows:

Any noise created internally by the proposed continuous mechanical extract ventilation and MVHR system ideally shouldn't compromise the internal noise design criteria specified in condition 20a during normal operation including summer boost mode (purge ventilation excluded). The original noise report didn't include design noise levels for these ventilation systems.

If you can provide some tech data sheets (e.g. dBA levels at 1m) that indicate compliance for bedrooms and living rooms, they then should be checking these anyway during the post-completion testing for part b of the condition.

No further information has been submitted.

Condition 20 is not formally discharged.

Date: 01 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse the application to approve detail reserved by condition, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.