

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 17 (Noise Impact Assessment) attached to Planning Permission 130100/FO/2021.

Location:

402 Wilmslow Road Manchester M20 3BN

Application reference:

CDN/26/0263

Applicant:

Mr Stuart Wall Concorde No 1 Ltd

Date of application:

23 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 17 (Noise Impact Assessment)

The content of the submitted documentation referenced below has been reviewed.

Plot 3, 1 bed ground floor apartment – Building Leakage Test Report

Plot 4, 2 bed ground floor apartment – Building Leakage Test Report

Plot 5, 2 bed ground floor apartment – Building Leakage Test Report

Plot 6, 2 bed ground floor apartment – Building Leakage Test Report

Plot 7, 2 bed mid floor apartment - Building Leakage Test Report

Plot 8, 2 bed mid floor apartment - Building Leakage Test Report

Plot 9, 2 bed mid floor apartment - Building Leakage Test Report

Plot 10, 2 bed mid floor apartment - Building Leakage Test Report

Plot 11, 2 bed mid floor apartment - Building Leakage Test Report

Sound Insulation Tests report ref; SI/J005806/9258/01 dated 05.12.2025

Received 16th March 2026

Content of email from Philip Dunbavin Acoustic Limited dated 8th April 2026

Assessment of Internal Ambient Noise Levels report ref: J05806-9509 – CW-01 dated April 2026 received 29th April 2026.

On the basis of the content of the documentation specified above, insufficient information has been submitted to enable the discharge of condition no.17. The acoustic assessment was done when the mechanical ventilation was in operation to provide background ventilation. The ventilation, however, will be used for cooling in summer and so the assessment should be carried out when the system is in cooling mode, when noise levels from the system may be higher. Further comment/information on this will need to be provided for consideration.

Furthermore, should the information have been adequate, this condition could not have been recommended for discharge, as the development which has been implemented on site does not reflect the approved drawings as part of planning approval ref: 130100/FO/2021. These changes would need to form a part of a section 73 application to vary the drawings approved as part of planning approval ref: 130100/FO/2021. Such an application could include information in relation to the discharge of condition no.17 so that the requirements of condition no.17 could be considered and actioned as part of that application.

Date: 04 June 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.