MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 18a (Noise) and 21a (Air Quality) attached to 142609/FO/2025.

Location:

Land Off Crabtree Lane Manchester

Application reference:

OTH-2026-000739

Applicant:

Ms Jess Ashworth Keepmoat Homes Limited

Date of application:

19 June 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no. 21a (Air Quality)

The content of the Air Quality Assessment ref: 8679r3 dated 27th July 2026 received 3rd August 2026 has been reviewed . On the basis that the development is implemented in accordance with the mitigation measures in the document referenced above condition no.21a is discharged.

Part 2 – Particulars of decision (b)

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

Condition no. 18a (Noise)

The content of the Noise Impact Assessment ref: 51-413-R1-4 dated June 2025 updated by the contents of the email from the planning agent dated 3rd August 2026 has been reviewed. It is considered that insufficient information has been provided for consideration to enable condition no.18a to be discharged.

The acoustic assessment is required to demonstrate that all relevant commercial noise sources have been appropriately identified, assessed and mitigated. Whilst the provision of alternative ventilation may assist in achieving internal noise criteria, it does not negate the requirement to understand the actual commercial noise climate surrounding the site, particularly in relation to external amenity areas, façade exposure, BS 4142 assessments and cumulative impacts from existing businesses.

Given the number and diversity of nearby commercial operations, the intermittent nature of the observed activities, and that no representative source operation was captured during the attended surveys, it is considered that a longer-term monitoring exercise is necessary in this case to provide confidence that the assessment adequately reflects typical and reasonably foreseeable operational conditions.

Date: 25 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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