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 Condition 23a (Residential Amenity Noise Insulation) within Phase 1 attached to Planning Permission 143143/JO/2025

Location:

Car Park Great Jackson Street Manchester M15 4NJ

Application reference:

OTH-2026-000678

Applicant:

Mr Phil Dorin Renaker Build Limited

Date of application:

12 June 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 23a (Acoustics)

The following information has been submitted to and considered by the Local Planning Authority:

Amenity Noise Impact Assessment, Report Reference F2-FAC-A180-RP-XX-002 P02 dated June 2026 by Fisher Acoustics; and

Information contained within the applicant's email dated Friday 14/08/2026 (from Philip Dorin to Lucy Harrison).

With regard to the sound system, the controls set out within the applicant's email of 14/08/2026 are accepted.

With regard to the indoor golf simulator, whilst the proposed impact screen, wall cushions and curtains would assist in preventing direct ball strikes to the side walls, the information provided does not adequately demonstrate that impact noise and structure-borne vibration from the golf simulator would not adversely affect the residential accommodation above. The assessment focuses on preventing ball impacts to the walls but does not consider other potential impact noise sources including ball impacts to the simulator impact screen, club-ball impacts, vibration from the simulator structure, rebound impacts, or transmission through the floor structure.

Therefore, in order to discharge condition 23a, further information should be submitted demonstrating that noise and vibration associated with operation of the golf simulator would not result in adverse impacts on the residential accommodation above. This should be provided in the form of a technical acoustic note and would need to be submitted as part of a new application to discharge the condition.

Given the above, condition 23a is not hereby discharged.

Date: 02 September 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.