



PROJECT TECHNICAL MEMORANDUM

JOB TITLE : Clarence Road, Manchester
PROJECT NO : 27807
DATE : 10 May 2022
FROM : Jake Howarth
ISSUED TO : Placefirst

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RE: CLARENCE ROAD, LONGSIGHT Condition Discharge Report

1.0 Introduction

A residential development on Clarence Road is at pre-completion stage. The development is subject to various Planning Conditions, of which Condition 7b requires the contractor to demonstrate that internal noise levels within apartments are compliant with Manchester City Council's requirements.

Hann Tucker Associates has therefore been commissioning to carry out internal noise level measurements within a selection of apartments to form evidence to assist in the discharge of Condition 7b.

2.0 Planning Condition 7

Planning consent was granted for the scheme under reference 127110/FO/2020. Conditions were set within the decision notice document and the wording of Condition 7 is provided overleaf.

It should be noted that Condition 7 is split into 2No parts, with Condition 7a, being a pre-commencement condition which we understand has already been discharged and Condition 7b being a pre-occupation condition for which this memorandum serves as evidence for.



7) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises or plant associated with commercial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time period to determine the appropriate sound insulation measures necessary.

b) Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

3.0 Criteria

Further to Hann Tucker Report 27807-PTM4-JH-Rev3 Overheating & Noise Assessment and standard MCC guidance we understand that the following criteria are to be achieved.

- Bedrooms (Night time - 23:00 to 07:00): 30dB L_{Aeq} and individual noise events should not normally exceed 45 dB (L_{Amax}).
- Living Rooms (Day time 07:00 to 23:00): 35 dB (L_{Aeq}).

During the overheating conditions where the MVHR is being used to mitigate overheating, the internal noise levels should not exceed $L_{Aeq,T}$ 40 dB. This is in-line with guidance set out in the AVO guide.

4.0 Methodology

Automated sound level loggers were installed within 2 No apartment bedrooms, as described below. The MEV systems in these apartments were operating at design duty (ie trickle) and providing background ventilation only. The locations were chosen to obtain representative data of both the northern and southern facades. Each logger was set up to continuously record noise levels over discrete intervals over a period of not less than 24 hours.



In addition to the above, attended measurements were carried out in 5 No additional apartments to establish both a typical “trickle” and “boost” noise levels for the MEV system and 1 No apartment where the MVHR unit has been installed. To avoid contributions from on-going construction noise on site, these measurements were carried out over a minimum of 1-minute periods.

The specific apartments tested are noted below along with the survey type and the date of the survey.

Ref.	Apartment	Survey Type	Test Dates
1	01.01	Unattended	28/03/2022 to 30/03/2022
2	02.16	Unattended	28/03/2022 to 30/03/2022
3	02.14	Attended	28/03/2022
4	02.13	Attended	28/03/2022
5	01.01	Attended	28/03/2022
6	02.09	Attended	28/03/2022
7	01.06	Attended	28/03/2022
8	13.14 (MVHR)	Attended	03/05/2022

On weekdays, typically between 07:00-17:00, and Saturdays mornings, construction works occurred. The noise levels measured during these periods have been excluded from subsequent assessment to determine the typical $L_{Aeq,T}$ values.

5.0 Survey Results

The table below summarises the noise levels corresponding to the $L_{eq,16hr}$ (daytime), $L_{eq,8hr}$ (night-time) noise levels at each measurement position with the fan units set to trickle. The MCC noise level limit is also presented to judge compliance.

Ref.	Apt.	Index	Measured Internal Noise Level, $L_{Aeq,T}$	MCC Limit, $L_{Aeq,T}$	Compliance
1	01.01	Daytime $L_{Aeq,16hr}$	23*	35	✓
		Night-time $L_{Aeq,8hr}$	22	30	✓
2	02.14	Daytime $L_{Aeq,16hr}$	25*	35	✓
		Night-time $L_{Aeq,8hr}$	22	30	✓

*Construction noise removed from data



The results of the attended noise measurements in each apartment are presented below:

Ref.	Apt.	Mode	Room	Measured Internal Noise Level, L_{Aeq}	MCC Limit, L_{Aeq}	Compliance
3	2-14	Trickle	Bedroom	-	30	✓
			Living Room	27	35	✓
		Boost	Bedroom	21	40	✓
			Living Room	36	40	✓
4	2-13	Trickle	Bedroom	-	30	✓
			Living Room	31	35	✓
		Boost	Bedroom	27	30	✓
			Living Room	33	40	✓
5	1-01	Trickle	Bedroom	-	30	✓
			Living Room	31	35	✓
		Boost	Bedroom	24	30	✓
			Living Room	33	40	✓
6	2-09	Trickle	Bedroom	-	30	✓
			Living Room	31	35	✓
		Boost	Bedroom	24	30	✓
			Living Room	38	40	✓
7	1-06	Trickle	Bedroom	-	30	✓
			Living Room	32	35	✓
		Boost	Bedroom	29	30	✓
			Living Room	35	40	✓
8	13.14 (MVHR)	Trickle	Bedroom	24	30	✓
			Living Room	30	35	✓
		Boost	Bedroom	31	40	✓
			Living Room	32	40	✓



Based on the above results, all apartments tested achieved the “trickle” and “boost” noise levels that are compliant with MCC criteria.

6.0 Conclusion

Hann Tucker Associates have undertaken a survey of internal noise levels in selected apartments to determine compliance with limits advised in Planning Condition 7b.

The results indicate compliance with the noise limits in all apartments