

J003537/5129/01/TD

6th September 2021

Mark Sexton
Viking House
449 Middleton Rd
Chadderton
OL9 9LB

Abbey Hey Lane / Battersby Street, M11 1LY, New Residential Development, Glazing & Trickle Vent Site Inspection Report

Dear Mark,

Planning Condition 23 to the above development stipulates the following

"The development hereby approved shall be carried out in accordance with document referenced: Planning Stage Environmental Noise Report Ref: Z35145 Rev B Proposed Residential Development Abbey Hey Lane / Battersby Street, Openshaw. Manchester, M11 1LY for Mosscafe St Vincents (MSV) dated 27 March 2020. A post construction review certificate / verification statement shall be submitted for approval, within a timescale previously agreed in writing with the City Council as local planning authority, to demonstrate the satisfactory implementation of the agreed measures, which shall be maintained in situ thereafter."

The above referred to Environmental Noise Report Ref Z35145 Rev B sets out noise mitigation measures in the form of specified acoustic criteria for the glazing and passive ventilators to the residential properties to the above development. The specified acoustic criteria for the glazing and passive ventilators as detailed in Report Ref Z35145 Rev B is reproduced below for reference.

Table 1. Report Ref: Z35145 Rev B, Glazing Specification

Location (Bedrooms, Living Rooms, Dining Rooms)	Glazing Specifications	Appropriate Glazing Types
All Zones (GREEN)	Airborne sound insulation min. R_w 29dB and R_w+C_{tr} 26dB	Standard good quality thermal double glazing with robust acoustic test data to prove SI performance

Tel: 01925 759380

Email: enquiries@pdaltd.com **Web:** www.pdaltd.com



Table 2. Report Ref: Z35145 Rev B, Passive Ventilator Specification

Location (Bedrooms, Living Rooms, Dining Rooms)	Minimum Ventilation Specifications	Window slot vent trickle ventilation (where applicable)
All Zones (GREEN)	Basic trickle vents, Purge ventilation will be provided via openable windows at the occupant's discretion.	No specific acoustic rating

It can be note that the above glazing and ventilation specifications (Table 1 & 2) are applicable to all facades of the dwellings as indicated in Report Ref: Z35145 Rev B.

PDA Ltd attended site on Thursday 2nd September 2021 to visually inspect the installed glazing and ventilator elements to the above development. The inspections were completed at site by Tom Dixon of PDA Ltd. Inspections were conducted at 3no residential properties to site as illustrated in Figure 1 below.

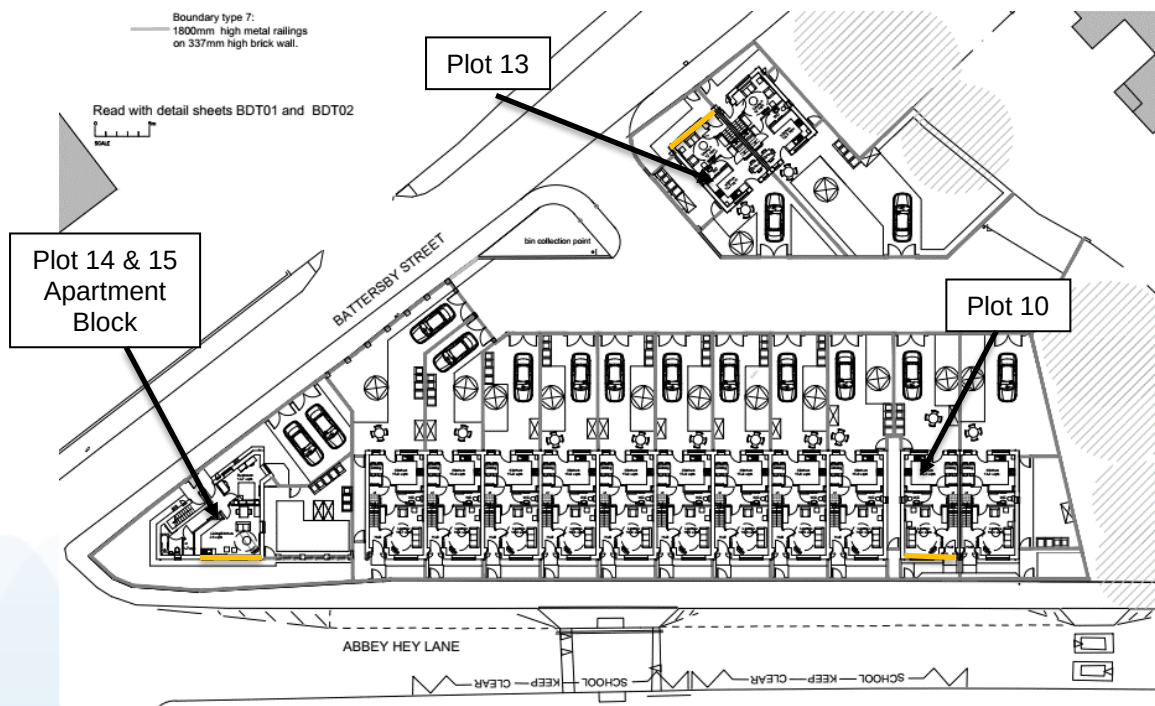


Figure 1. Residential Plots, Glazing & Ventilators Inspections

Tel: 01925 759380

Email: enquiries@pdaltd.com

Web: www.pdaltd.com



Key

 -Glazing & Ventilators Inspected to these facades

At each of the facades inspected (as illustrated by Figure 1), inspections were conducted to a single window to the ground and first floor levels. The glass thickness and cavity of the installed windows was measured onsite using a Bohle Glasdickenmesser gauge. The gauge utilises light reflections through the glass to assess the pane thickness and cavity when held against the glazing. For windows to the first floor levels, the thickness of the external facing glass pane was not measured as access to this side of the window was not possible. The results of the glazing thickness/cavity measurements to the inspected windows is provided below.

Table 3. Installed Glazing, Window Configuration Measurements

Window	Floor Level (GF/FF)	Internal Facing Pane (mm)	Cavity Width (mm)	External Facing Pane (mm)
Plot 14, Kitchen Window Facing Abbey Hey Lane	GF	5	13	6
Plot 15, Kitchen Window Facing Abbey Hey Lane	FF	5	14	na
Plot 10, Lounge Window Facing Abbey Hey Lane	GF	5/6	12-13	5/6
Plot 10, Bedroom Window Facing Abbey Hey Lane	FF	5/6	12-13	na
Plot 13, Lounge Window Facing Battersby Street	GF	5/6	12	5/6
Plot 13, Bedroom Window Facing Battersby Street	FF	5/6	12	na

From the above measurements the installed glazing is judged to be of 6/12/6 configuration or similar. We have site of a sound insulation test report for a similar glass pane configuration as follows (Glazing Configuration Tested to ISO 10140-2).

Tel: 01925 759380

Email: enquiries@pdaltd.com **Web:** www.pdaltd.com



Table 4. Reference Glazing Pane Configuration, Sound Reduction Report R's

Reference Window	R _w dB	R _w + C _{tr} dB
SAINT-GOBAIN GLASS, 4/12/4	31	27

Note: The full sound insulation test report for the reference glazing pane configuration is available at:

https://techhub.uk.saint-gobain-building-glass.com/sites/default/files/acousitc_spect/certificate/CDI2002295.PDF

It can be noted that the sound insulation performance of the installed glazing configuration to the development would be expected to be equal to or exceed the performance of the reference glazing configuration due to the increase in the pane of glass thickness (ie pane of glass to reference widow-4mm, pane of glass to windows measured onsite-6mm). It is therefore concluded that the glazing configurations as measured onsite are adequate to meet the acoustic criteria as stipulated by report ref Z35145 Rev B (Table 1).

While onsite it was noted that external windows had been installed with trickle ventilators within the window frame. As indicated within Table 2, there is no specific acoustic requirements for the installed trickle vents. The installed trickle ventilators are therefore automatically in compliance with the acoustic requirements stipulated by Report Ref Z35145 Rev B.

Overall we would consider that the results of the glass pane configuration measurements as detailed above are indicative that the installed window units to all residential plots of the above development are in compliance the acoustic criteria a stipulated by Report Ref Z35145 Rev B and subsequently are also in compliance with Planning Condition 23.

Yours Sincerely

T. Dixon

Tom Dixon BEng MIOA
Acoustic Consultant

Tel: 01925 759380

Email: enquiries@pdaltd.com **Web:** www.pdaltd.com

