



Ancoats Dispensary, Manchester

Noise Impact Assessment

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21002 – Ancoats Dispensary,
Manchester R01A

Client: Great Places

Date: 12 March 2021

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Revision History

Revision	Date	Revision Details	Author	Checked
R01	12/01/2021	Original Issue	Matt Jones MEng SMIOA	Susan Witterick BSc MIOA
R01A	12/03/2021	Updated to add confirmation from Local Authority of Assessment methodology.	DocuSigned by: <i>Ben Tomlin</i> 2DD2C00AF12B454... Ben Tomlin BSc MIOA	DocuSigned by: <i>Susan Witterick</i> 3E69257DCFC14C6... Ben Tomlin BSc MIOA



Introduction

dBx Acoustics Ltd has been appointed by Great Places to carry out a desktop assessment and noise impact assessment for the proposed residential development at The Ancoats Dispensary, Manchester, M4 6EB, to include 39 apartments over 5 floors.

A glossary of acoustic terminology has been supplied in Appendix A in order to assist the reader.

Basis of Noise Assessment

Due to the Covid-19 lockdown/local restriction tiers and its effect on road traffic, it has not been possible to carry out a reliable noise survey. This assessment is therefore based on available information regarding the surrounding area.

Publicly available noise impact assessments carried out for nearby developments have been used to determine the noise climate affecting the site.

This assessment has been undertaken in accordance with current guidance issued by the Institute of Acoustics and Association of Noise Consultants.¹

The noise impact assessment is based on the following:

- Architectural GA Layouts
- BS 8233:2014 '*Guidance on sound insulation and noise reduction for buildings*'.
- World Health Organisation (2000) '*Guidelines for Community Noise*'.
- BS 4142:2014 '*Methods for Rating and Assessing Industrial and Commercial Sound*'.
- dBx Acoustics report '*17041 Ancoats Dispensary R01a*', dated 8 June 2017 (MCC Planning reference 116665)
- Arup report '*Old Mill Street Site AAc\235055-55\R01*,' dated 20 June 2016 (MCC Planning reference 112658)
- Arup report '*Manchester Life, Lampwick 235055-95*,' dated May 2017 (MCC Planning reference 116190)

¹ <https://www.association-of-noise-consultants.co.uk/wp-content/uploads/2020/03/Joint-Guidance-On-the-Impact-of-Covid.IOA-ANC-V2.pdf>

Assessment Criteria

Manchester City Council: 'Planning & Noise Technical Guidance' (December 2015)

This document sets out MCC's requirements with regard to current guidance and policy, with the aspiration that new developments achieve the highest standards without compromising the health and wellbeing of residents. The guidance refers to the WHO Guidelines for Community Noise 1999, BS 8233:2014, BS 4142:2014, NPPF and NPSE as described below.

MCC has adopted the following internal noise limits for residential properties. These are assumed to also be applicable to hotels:

- Bedrooms (night-time 23:00-07:00) 30 dB L_{Aeq} (individual noise events should not normally exceed 45 dB L_{Amax} more than 15 times);
- Living Rooms (daytime – 07:00-23:00) 35 dB $L_{Aeq,16h}$; and
- Gardens and terraces (daytime) 55 dB L_{Aeq} .

For potential noise emissions from 'entertainment sources' such as bars or commercial units with amplified music, the requirements are as follows;

"Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 10 dB below the L_{A90} (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63 Hz and 125 Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47 dB and 41 dB respectively."

Finally, limits for noise emissions from building services plant are set as follows;

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB $L_{Ar,Tr}$ below the typical background L_{A90} level at the nearest noise sensitive location.

More information on these requirements is presented below.

Noise Policy Statement for England (NPSE)

NPPF affirms that National Policy Statements form part of the overall framework of national planning policy, and should be a material consideration in decisions on planning applications. The Noise Policy Statement for England came into force in 2010 and states:

This Noise Policy Statement for England (NPSE) should apply to all forms of noise including environmental noise, neighbour noise and neighbourhood noise. The NPSE does not apply to noise in the workplace (occupational noise).

Noise Policy Vision

Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.

Noise Policy Aims

Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- *avoid significant adverse impacts on health and quality of life;*
- *mitigate and minimise adverse impacts on health and quality of life; and*
- *where possible, contribute to the improvement of health and quality of life.*

The NPPF noise aims widely reflect those in NPSE. The NPSE does however include some context within the explanatory note to assessing noise impact and uses established concepts from toxicology currently being applied to noise impacts, these include:

- **NOEL** – *No Observed Effect Level*. This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
- **SOAEL** – *Significant Observed Adverse Effect Level*. This is the level above which significant adverse effects on health and quality of life occur.
- **LOAEL** – *Lowest Observed Adverse Effect Level*. This is the level above which adverse effects on health and quality of life can be detected.
- However, it is clear that it is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times.

The table on the following page is extracted from the Government's Planning Practice Guidance on noise². It summarises the noise exposure hierarchy, based on the likely average response.

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69533/pb13750-noise-policy.pdf

Table 1 - Noise Exposure Hierarchy

Perception	Examples of outcomes	Increasing effect level	Action
Not noticeable	No effect	No observed effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life	No observed adverse effect	No specific measures required
		Lowest observed adverse effect level (LOAEL)	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude. E.g. turning up the volume of the television; speaking more loudly; where there is no alternative ventilation, having to close windows are some of the time because of the noise. Potential for some reportedly disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed adverse effect	Mitigate and reduce to a minimum
		Significant observed adverse effect level (SOAEL)	
Noticeable and disruptive	The noise causes material change in behaviour and/or attitude e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep the windows closed most of the time because of the noise. Potential for sleep disturbance result in difficulty in getting to sleep. Premature awakening and difficulty getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant observed adverse effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate the effect of noise leading to psychological stress or psychological effects e.g. regular sleep deprivation/awakening; loss of appetite; significant, medically definable harm e.g. auditoria and non-auditory	Unacceptable adverse effect	Prevent

BS 8233:2014: 'Guidance on sound insulation and noise reduction for buildings'

Internal Noise Level Limits

BS 8233 gives guidance for noise levels within residential properties. It discusses appropriate criteria for reasonable rest and sleep conditions and provides noise levels which are considered to provide appropriate conditions in accordance with WHO guidelines. The guidance on limits from the standard is reproduced in Table 2, below;

Table 2 - Internal Ambient Noise Limits, BS8233

Activity	Location	07:00 – 23:00 hrs	23:00 – 07:00 hrs
Resting	Living room	35 dB $L_{Aeq,16h}$	-
Dining	Dining room/area	40 dB $L_{Aeq,16h}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16h}$	30 dB $L_{Aeq,8h}$

It should be noted that these levels represent the average noise level over the 16-hour day or 8-hour night period. This potentially means that higher noise levels may be experienced internally over a shorter period of time (e.g. individual passing trams or vehicles). These equivalent noise levels over a period of time are the best representation of the average noise level and are generally the main focus when it comes to evaluating noise exposure.

Under the updates to BS 8233 in 2014, for both day and night time cases, a relaxation of up to 5 dB is considered to provide "reasonable internal conditions" where development is considered necessary or desirable.

To assess the maximum noise levels, the World Health Organisation (WHO) document "Guidelines for Community Noise: 1999" recommends that maximum noise levels ($dB L_{Amax,F}$) do not exceed $45dB L_{Amax,F}$ more than 10-15 times a night.

BS 8233 also states that for traditional external amenity areas, such as gardens and patios, it is desirable that the external ambient noise level does not exceed an upper guideline of 55 dB $L_{Aeq,T}$. It is also recognised in BS 8233 that this may not be achievable in higher noise environments.

BS 4142:2014 'Methods for Rating and Assessing Industrial and Commercial Sound'

BS 4142:2014 sets out a procedure for assessing noise impact whereby a Noise Rating is determined and compared with the existing local Background Sound Level.

The Rating Level ($\text{dBL}_{\text{Ar,Tr}}$) is evaluated from the Specific Noise Level by including several, cumulative corrections to account for factors such as distinguishable tone, impulse, intermittency or other readily distinguishable sound characteristics.

The assessment of the impact depends upon the margin by which the Rating Level of the specific sound source exceeds the Background Sound Level. An initial estimate of the impact of the specific sound is made by subtracting the Background Sound Level from the Rating Level, while considering the following points:

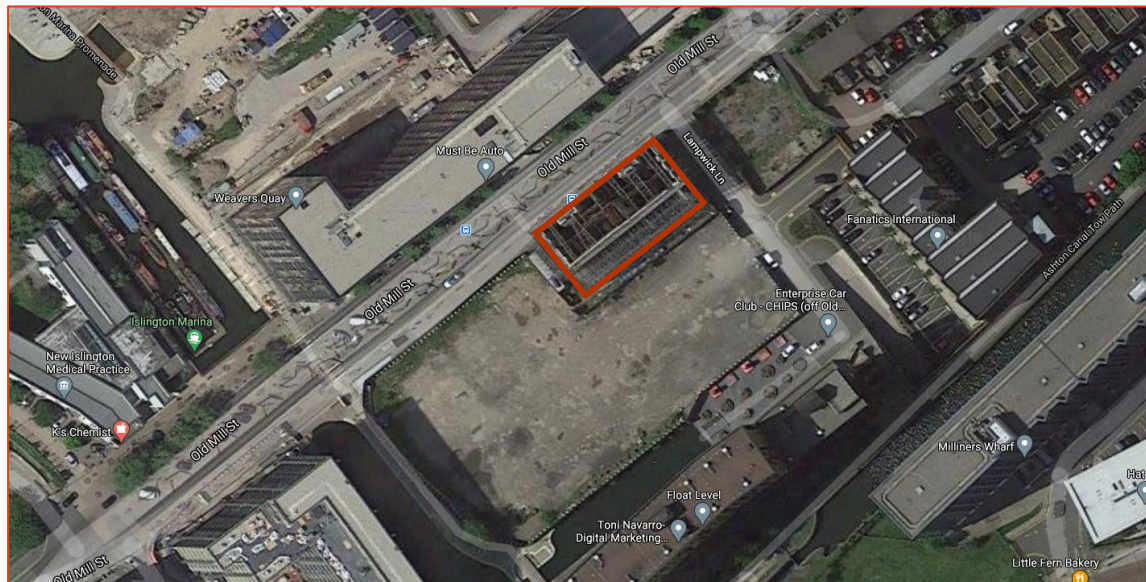
- a) Typically, the greater this difference, the greater the magnitude of the impact.
- b) A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- c) A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- d) The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.

Site Description

Site Description

The proposed site is in the existing Ancoats Dispensary building, Old Mill Street, Manchester, as outlined in Figure 1, below. The site is currently not in use.

Figure 1 – Site Location Plan



The site lies directly adjacent to Old Mill Street, which is a busy through road. To the Northeast lies Lampwick Street, a service road that serves residential properties. An apartment building ('Lampwick') is currently under construction immediately adjacent to the site. Further afield, the Ashton Canal lies to the south east and the nearest major road is Great Ancoats Street, some 300m to the south west.

Noise Sources

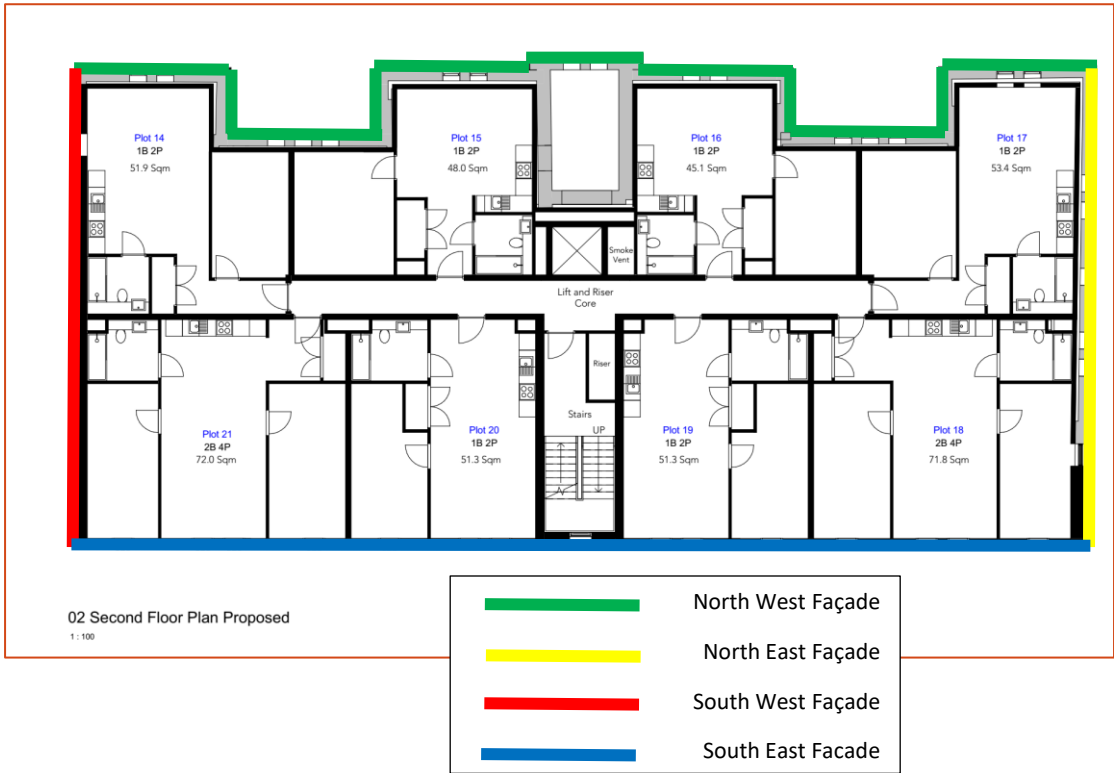
According to all of the available noise reports, including reference to a noise survey made at the site by dBx Acoustics in 2017, the primary source of noise affecting this site is road traffic down Old Mill Street as well as more distant road traffic from the surrounding road network.

With regards to any proposed external plant, the nearest noise sensitive receptors are the neighbouring properties in the new Lampwick development.

Proposed Development

The proposed development comprises 39 apartments shared over five floors. Figure 2, below, show a sample layout of the building and the façade references as identified throughout this report.

Figure 2 – Proposed Second Floor Plans



Noise Climate

Due to the Covid-19 lockdown/local restriction tiers and its effect on road traffic, it has not been possible to carry out a reliable noise survey. This assessment is therefore based on available information regarding the surrounding area.

This methodology was discussed and agreed with Laura Miller, an Environmental Health Officer at Manchester City Council. The correspondence is reproduced in Appendix B.

This assessment has been undertaken in accordance with current guidance issued by the Institute of Acoustics and Association of Noise Consultants.³

The noise impact assessment is based on the following noise surveys encompassing the site:

- dBx Acoustics report '17041 Ancoats Dispensary R01a', dated 8 June 2017 (MCC Planning reference 116665)
- Arup report 'Old Mill Street Site AAC\235055-55\R01,' dated 20 June 2016 (MCC Planning reference 112658)
- Arup report 'Manchester Life, Lampwick 235055-95,' dated May 2017 (MCC Planning reference 116190)

The data presented within these reports has been found to be consistent, and has been used to establish the typical day- and night- time noise levels impacting on the façade of the Ancoats Dispensary, as presented in Table 3, below.

Table 3 – Façade Noise Levels

Facade	Daytime Ambient Noise Level (dBL _{Aeq,16hr})	Night-time Ambient Noise Level (dBL _{Aeq,8hr})	Typical Maximum Noise Level (night time) (dBL _{AF,max})
North West	65	58	78
North East	62	55	72
South West	59	47	66
South East	62	55	72

³ <https://www.association-of-noise-consultants.co.uk/wp-content/uploads/2020/03/Joint-Guidance-On-the-Impact-of-Covid.IOA-ANC-V2.pdf>

Background noise levels for the nearest noise sensitive receptors for the daytime and night-time are derived from Arup’s report for the Lampwick development. These noise levels are detailed in Table 4.

Table 4 – Background Noise Levels at Nearest Sensitive Receptor

Receptor	Typical Daytime Background Noise Level (dBL _{A90})	Typical Night-time Background Noise Level (dBL _{A90})
Lampwick Development (Old Mill Street Façade)	49	46
Lampwick Development (Ashton Canal Façade)	42	41

Building Envelope Sound Insulation

Internal Ambient Noise Criteria

The internal noise criteria which have been adopted for the proposed development using BS 8233:2014 and WHO guidelines are outlined in Table 5, below.

Table 5 – Internal ambient noise criteria

Daytime (07:00 – 23:00 hrs)	Night-time (23:00– 07:00 hrs)	
L _{Aeq} , 16h	L _{Aeq} , 8h	L _{Amax}
35 dB	30 dB	45 dB ¹
¹ It is generally agreed that this limit would not apply to atypical night-time maximum events. The previous version of BS 8233:1999 stated that, “...individual noise events should not normally exceed 45 dB L _{Amax} .”		

External Noise Break-In Assessment

Based on a reduction in external noise levels to internal noise levels of 15dB for a partially opened window (based WHO 1999), allowable external noise levels are therefore 50dB_{L_{Aeq,T}} outside living rooms in the day, and 45dB_{L_{Aeq,T}} and 60dB_{L_{Amax,F}} outside bedrooms at night.

It can be seen from Table 3 that the **required internal ambient noise levels cannot be achieved using open windows for natural ventilation.**

The required internal ambient noise levels can therefore only be achieved with closed windows, and ventilation will need to be provided via alternative means.

Based on the predicted noise levels on each elevation with windows, the requirements for the glazing and ventilators required to achieve the internal ambient and maximum noise level limits have been calculated and are presented in Table 6, below.

Table 6 – Glazing and Ventilator Sound Insulation Requirements

Façade	Glazing Sound Insulation Performance, $dBR_w (+ C_{tr})$	Example Glazing Construction, mm	Ventilator Sound Insulation Performance, $dB D_{n,e,w} (+ C_{tr})$
North West (Old Mill Street)	38 (-6)	10mm/Thermal Cavity/6mm	41 (-3)
North East	30 (-4)	4mm/Thermal Cavity/4mm	38 (-2)
South West and South East	30 (-4)	4mm/Thermal Cavity/4mm	33 (0)

The glazing configuration shown above is a suggestion only, and alternative configurations may be acoustically suitable.

Windows may be openable at the resident's discretion for purge ventilation purposes, however, must be well sealed when closed. The frames should not downgrade the sound insulation performance of the glazing.

Building Services Noise Emissions

Manchester City Council typically require a plant noise limit of a rating level 5 dB below the background noise levels during the period of operation. The rating level is defined in BS4142 and described above. Based on the background noise levels presented in Table 4, the rating levels at the nearest noise sensitive receptor can be calculated. These are presented in Table 7, below.

Table 7 - Building Services Noise Emission Limits

Receptor	Daytime Rating Noise Level ($dB L_{Ar,Tr}$)	Night-time Rating Noise Level ($dB L_{Ar,Tr}$)
Lampwick Development (Old Mill Street Façade)	44	41
Lampwick Development (Ashton Canal Façade)	37	36

Conclusions

dBx Acoustics Ltd has been appointed by Buttress to carry out a noise impact assessment for the proposed residential development at the Ancoats Dispensary, Manchester. The proposed development comprises of apartments over five floors.

To assess the noise environment at the site, previously measured noise data has been analysed to identify the prevailing noise levels across the site and at the nearest noise sensitive receptors.

Using these noise levels, calculations have been undertaken to determine the requirements for glazing and the ventilators to achieve internal noise level limits in compliance with BS8233:2014 and Manchester City Council.

It has been determined that natural ventilation by means of openable windows **will not be** appropriate for this site and ventilation via trickle vents is suggested. Minimum sound insulation requirements for glazing and ventilators have been provided.

Plant noise limits have been set such that plant noise at the nearest noise sensitive properties would not be expected to affect residential amenity.

On this basis, noise should not therefore be a limiting factor in any planning application.

Appendix A – Glossary of Acoustic Terminology

Decibel, dB	A unit of level derived from the logarithm of the ratio between the value of a quantity and a reference value. For sound pressure level (L_p) the reference quantity is $2 \times 10^{-5} \text{ N/m}^2$. The sound pressure level existing when microphone measured pressure is $2 \times 10^{-5} \text{ N/m}^2$ is 0 dB, the threshold of hearing.
L	Instantaneous value of Sound Pressure Level (L_p) or Sound Power Level (L_w).
Frequency	Number of cycles per second, measured in hertz (Hz), related to sound pitch.
A weighting	Arithmetic corrections applied to values of L_p according to frequency. When logarithmically summed for all frequencies, the resulting single "A weighted value" becomes comparable with other such values from which a comparative loudness judgement can be made, then, without knowledge of frequency content of the source.
$L_{eq,T}$	Equivalent continuous level of sound pressure which, if it actually existed for the integration time period T of the measurement, would possess the same energy as the constantly varying values of L_p actually measured.
$L_{Aeq,T}$	Equivalent continuous level of A weighted sound pressure which, if it actually existed for the integration time period, T, of the measurement would possess the same energy as the constantly varying values of L_p actually measured.
$L_{n,T}$	L_p which was exceeded for n% of time, T.
$L_{An,T}$	Level in dBA which was exceeded for n% of time, T.
$L_{max,T}$	The instantaneous maximum sound pressure level which occurred during time, T.
$L_{Amax,T}$	The instantaneous maximum A weighted sound pressure level which occurred during time, T.

Appendix B – Correspondence With MCC

Environmental Health

From: Laura Miller <laura.miller@manchester.gov.uk>

Sent: 26 February 2021 11:17

To: Ben Tomlin <ben@dbxacoustics.com>

Subject: Re: Noise surveys for planning, COVID

Hi Ben,

Thank you for confirming the site, I suspected it would be as I had been contacted by planning a few days ago about the acoustic report.

This area is undergoing a lot of regeneration to residential, as such traffic is the predominant noise and there are no entertainment venues nearby. I am happy therefore that the referenced reports should give a good representation of the 'normal' background for this area.

If you have any further questions about this site or any others in the nearby area, please contact me.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Environmental Protection Section

Environmental Health

Neighbourhoods Directorate

Manchester City Council

Telephone: 0161 234 5004

email: laura.miller@manchester.gov.uk

website: www.manchester.gov.uk



From: Ben Tomlin <ben@dbxacoustics.com>
Sent: 25 February 2021 16:32
To: Laura Miller <laura.miller@manchester.gov.uk>
Cc: Chatfield, Jennifer <jchatfield@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>
Subject: RE: Noise surveys for planning, COVID

Hi , thanks for the reply.

The job is called Ancoats dispensary, excerpt from report below;

The proposed site is in the existing Ancoats Dispensary building, Old Mill Street, Manchester, as outlined in Figure 1, below. The site is currently not in use.

Figure 1 – Site Location Plan



dBx acoustics did a survey there in 2017. We also considered Arup Acoustics reported measured data.

Due to the Covid-19 lockdown/local restriction tiers and its effect on road traffic, it has not been possible to carry out a reliable noise survey. This assessment is therefore based on available information regarding the surrounding area.

This assessment has been undertaken in accordance with current guidance issued by the Institute of Acoustics and Association of Noise Consultants.

The noise impact assessment is based on the following noise surveys encompassing the site:

- dBx Acoustics report '17041 Ancoats Dispensary R01a', dated 8 June 2017 (MCC Planning reference 116665)
- Arup report 'Old Mill Street Site AAC\235055-55\R01,' dated 20 June 2016 (MCC Planning reference 112658)

- Arup report 'Manchester Life, Lampwick 235055-95,' dated May 2017 (MCC Planning reference 116190)

The data presented within these reports has been found to be consistent, and has been used to establish the typical day- and night- time noise levels impacting on the façade of the Ancoats Dispensary, as presented in Table 3, below.

So we are pretty happy with the data we have used.

If you have any further queries, please do not hesitate to contact me.

Thanks, regards

Ben

Ben Tomlin

Principal Acoustic Consultant



www.dbxacoustics.com : T: 0161 711 0320 : E: ben@dbxacoustics.com

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From: Laura Miller <laura.miller@manchester.gov.uk>

Sent: 25 February 2021 13:52

To: Ben Tomlin <ben@dbxacoustics.com>

Cc: Chatfield, Jennifer <jchatfield@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>

Subject: Re: Noise surveys for planning, COVID

Hi Ben,

I am happy with the proposals given the current lockdown. This lockdown has not seen the same reduction in traffic compared to the one last March but levels are still not 'normal'.

You should be able to find information on nearby sites via <https://pa.manchester.gov.uk/online-applications/>

Out of interest, what site are you working on as I may have some local knowledge of the area to add to the report?

Kind Regards

Laura



Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

Telephone: 0161 234 5004
email: laura.miller@manchester.gov.uk
website: www.manchester.gov.uk

For the latest support and information about the coronavirus visit www.manchester.gov.uk/coronavirus

We are now on Twitter, for latest news and updates follow us [@EnvHealthMcr](https://twitter.com/EnvHealthMcr)

I ❤️ MCR

Please consider the environment before printing an e-mail

From: Ben Tomlin <ben@dbxacoustics.com>
Sent: 25 February 2021 13:37
To: Laura Miller <laura.miller@manchester.gov.uk>
Cc: Chatfield, Jennifer <jchatfield@deloitte.co.uk>; Wray, Katie <kawray@deloitte.co.uk>
Subject: Noise surveys for planning, COVID

Hi Laura

I am working on a scheme in Ancoats.

Based on current guidance from the Association of Noise Consultants/Institute of Acoustics, we are not able to undertake noise surveys at present due to not being able to get representative data due to lower vehicle movements. On a number of similar schemes in Manchester, and elsewhere, we have therefore used published noise surveys for other planning applications in the same area, as well as Nationwide published noise maps from the Extrium website. As far as we are aware, Manchester City Council are happy with this approach (we have had no comments to say otherwise).

I am therefore just writing to check that you are happy with this approach.

If you have any queries or comments, please call or email.



Thanks, regards
Ben

Ben Tomlin
Principal Acoustic Consultant



www.dbxacoustics.com : T: 0161 711 0320 : E: ben@dbxacoustics.com

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