



Manchester Crown Street Phase 1

Discharge of Planning Condition 24

September 2020

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Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	14-05-20	J.Edhouse	A.Morgan	R Perkins	First Issue
B	16-09-20	J.Edhouse	A.Morgan	R Perkins	Amended to address Condition 4 of 118204/FO/2017 and to incorporate assessment of smoke control plant

Document reference: 388752 | 01 | B

Information class: Standard

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1 Introduction

This report has been prepared by Mott MacDonald to discharge Planning Permission Condition 24 (acoustics) of Planning Permission 119806/FO/2018 for Building C1 of the Crown Street development site. Condition 24 relates to noise impact resulting from externally mounted plant and noise sources. Due to early stage project sequencing the integrated substations to the east side of Building C1 were subject to a separate planning application. This report also serves to discharge Condition 4 of that permission.

1.1 Project Description

- 1.1.1 Planning permission subject to conditions was granted by Manchester City Council (MCC) in July 2018 (Reference 119806/FO/2018) to construct a mixed-use development comprising residential and commercial uses, underground parking and associated facilities including installation of new fixed plant and mechanical services.
- 1.1.2 Condition 24 of the planning permission relates to noise impact associated with external noise generating equipment. Noise from new plant and equipment has the potential to affect existing and new noise sensitive receptors. This noise impact assessment therefore addresses the requirements of Condition 24 in relation to plant and equipment associated with the development at Building C1.
- 1.1.3 Relevant plant and equipment associated with Building C1 includes heat recovery unit air intake and extract fans, refuse room extract fans, car park ventilation tower, electrical substations and cooling condenser plant.
- 1.1.4 Separate Planning Permission (118204/FO/2017) was granted in 2018 relating to the electrical substations. Condition 4 of that permission related to the control of noise from the substations. This report assesses the combined noise emissions from the substations alongside the other plant.
- 1.1.5 A glossary of acoustic terms is presented in Appendix A.

1.2 Site Location

- 1.2.1 The site is located in central Manchester. The A57(M) Mancunian Way bounds the site to the south west and the A56 Chester Road forms the sites northern boundary. Vehicular access to the site is via Great Jackson Street to the east.
- 1.2.2 The site is subject to high levels of road traffic noise from the surrounding road network. Acoustic façade specifications for residential units includes mitigation to provide acceptable internal noise levels. Mitigation includes acoustically rated glazing and mechanical background ventilation.
- 1.2.3 Building C1 is located on the east section of the site and comprises a 20-storey building with car parking at basement levels. The ground and first floor podium levels include commercial, office and residential uses in addition to plant and service areas (electrical substations, access, refuse, etc.). The upper floor levels comprise residential apartments.

1.3 Scope of Assessment

1.3.1 This report presents the findings of a noise impact assessment relating to the operation of the proposed development site. The assessment comprises:

- Review of proposed plant and mechanical services at Building C1;
- Completion of calculations to determine noise levels at noise sensitive façades from new plant and equipment;
- Assessment of noise impact at identified noise sensitive receptors; and
- Consideration of mitigation measures where necessary to protect the amenity of nearby residential uses.

2 Requirements and Guidance

2.1 Planning Condition 24 of Permission 119806/FO/2018

2.1.1 Planning condition 24 states:

“24) Before first occupation of each building, as defined by Condition 3, that building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.”

2.2 Planning Condition 4 of Permission 118204/FO/2017

2.2.1 Planning condition 4 states:

“The substation hereby approved shall be acoustically insulated in accordance with the approved acoustic scheme in order to secure a reduction in the level of noise emanating from the equipment and a post completion report shall be submitted to and approved by the City Council as local planning authority to validate that any noise breakout is in line with the predictions in the approved acoustic scheme.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy” The relevant Memo from MCC is reproduced in Appendix C.

2.3 Noise Limits For Dedicated Smoke Ventilation

2.3.1 Further to submission of the first version of this report MCC have confirmed in writing that in order to discharge Condition 24 noise emission from smoke control plant should be considered and that *“this needs to be shown to be no more than 10dB above background. Testing of this plant can only happen on a weekday between 9am and 5pm and be of short duration.”* The relevant

2.4 Background Noise Levels – Representative of Nearest Noise Sensitive Receptors

2.4.1 Background noise levels were measured by REC¹ in support of the planning application for the site. Measurements were undertaken in accordance with BS4142:2014² guidance. Night-time background noise levels at the site are reported to be between 42 to 64 dB LA90,T. BS4142:2014 was superseded in 2019 by BS4142:2014+A1:2019³. The updated standard does not significantly change the assessment methodology described above.

2.4.2 For consideration of smoke control plant, the reference day-time background sound level of LAeq,1hour 45 dB defined by REC has been used as the basis for assessment.

¹ REC, (2017), Noise Impact Assessment Zone 1 – Crown Street Manchester, REC reference AC103902-1R2 dated 26th October 2017

² British Standards Institution, BS 4142, Method for rating and assessing industrial and commercial sound, 2014.

³ British Standards Institution, BS 4142, Method for rating and assessing industrial and commercial sound, 2014 Amended 2019.

2.5 British Standard 4142

- 2.5.1 The British Standard BS 4142 'Method for rating and assessing industrial and commercial sound' provides a methodology for assessing the impact of industrial noise sources on residential receptors. The level of sound from an industrial source, the 'rating level', is expressed in terms of $L_{Aeq,T}$, and compared to the existing background sound level, expressed in terms of $L_{A90,T}$. If the source is impulsive, intermittent or tonal in nature, then the 'rating level' includes a penalty, to account for the character of the sound.
- 2.5.2 The following conclusions may be drawn based upon the difference between the rating level and background sound level:
- "Typically, the greater this difference, the greater the magnitude of the impact;
 - A difference of around +10 dB or more is likely to be an indication of a significant adverse impact depending on the context;
 - A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context; and;
 - 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."
- 2.5.3 Paragraph 8.5 BS4142:2014+A1:2019 notes that where a new noise sensitive receptor is introduced alternative guidance or standards can inform the appropriateness of potential noise impact due to commercial or industrial noise sources and any required noise mitigation.
- 2.5.4 It is considered that, where new residential receptors are introduced, noise from plant should not exceed BS8233:2014⁴ internal noise level guidance values.

2.6 British Standard 8233

- 2.6.1 British Standard 8233 'Guidance on sound insulation and noise reduction for buildings', provides guidance for the design of buildings that have internal and external acoustic environments appropriate for their functions. The standard provides values for good internal ambient noise levels for different building uses including residential.
- 2.6.2 Recommended internal noise levels for dwellings are described in the following table.

Table 2.1: Indoor Ambient Noise Levels for Dwellings

Activity	Room	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq, 16\text{hour}}$	--
Dining	Dining room/area	40 dB $L_{Aeq, 16\text{hour}}$	--
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq, 16\text{hour}}$	30 dB $L_{Aeq, 8\text{hour}}$ 45 dB $L_{Amax,f}$ ^[1]

Source: BS 8233:2014. [1] Individual noise events not normally exceed 45dB $L_{Amax,f}$ more than 10 times a night.

⁴ British Standards Institution, BS 8233, Guidance on sound insulation and noise reduction for buildings, 2014.

3 Calculations and Assessment

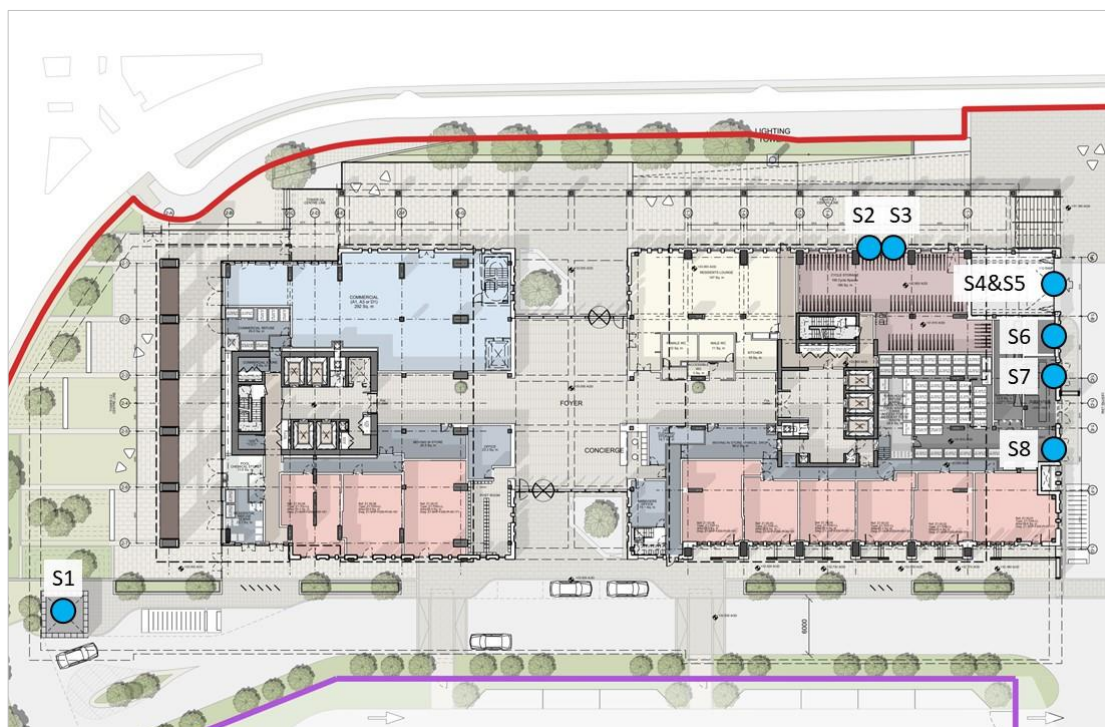
3.1 External Plant and Mechanical Services

3.1.1 Manufacturers noise level data has been provided for relevant plant items associated with Building C1. These items are described in Table 3.1 and shown in Figure 3.1. Noise level data for plant items is provided in Appendix B.

Table 3.1: External Noise Sources Summary

Ref	Plant Description	Type/Manufacturer & Model	Comments
S1	Car Park Ventilation Tower, ground floor level.	2x Elta Fans Model LCS125X6-A12/25	Attenuator (3955W*2300W*1200L, 50% Free Area) installed per fan. Extract at louvred panels.
S2	Heat Recovery Ventilation Unit Outdoor Air Inlet, high level external louvre at ground floor	Topvex FR_EL_R, Outdoor Air Inlet	Attenuator (575W*525W*900L, 30% Free Area) installed. Intake via louvred panel on façade.
S3	Heat Recovery Ventilation Unit Exhaust, high level external louvre at ground floor	Topvex FR_EL_R, Exhaust	Attenuator (575W*575W*900L, 30% Free Area) installed. Extracts via louvred panel on façade.
S4	VRF Condenser 1, located within ground floor car park entrance area	Mitsubishi PURY-EP1000YSNW-A	None
S5	VRF Condenser 2, located within ground floor car park entrance area	Mitsubishi PURY-EP300YNW-A	None
S6	Substation Transformer 1, ground floor level plant room with louvred door	ENA 1000 KVA Transformer	None
S7	Substation Transformer 2, ground floor level plant room with louvred door	ENA 1000 KVA Transformer	None
S8	Refuse Room Extract Fan Discharge, high level external louvre at ground floor	MUB 062 560EC Multibox	Attenuator (1075W*575W*1050L, 30% Free Area) installed. Extracts via louvred panel on façade.

Figure 3.1: External Noise Sources



Source: Simpson Haugh and Partners Drawing Reference: 7357-Z1-A-B5D8-G100-P-00-001, MM Markup

- 3.1.2 Smoke extract fans are proposed within Building C1. These fans have been considered separately in Section 3.4 as it is understood they would only be operated in a test condition for a short period on a weekly basis during the day-time or in the instance of an emergency.
- 3.1.3 Details of swimming pool plant located within Building C2 is currently not available. Plant associated with Building C2 has not been included within this assessment, except for shared plant items between the buildings (i.e. car park ventilation tower and electrical substations). A mitigation strategy will be determined for these plant items associated with Building C2 at a later date.
- 3.1.4 Minor plant elements associated with each residential property (internal heat recovery units and room ventilators/extracts) have been excluded from this assessment. Their contribution to noise levels externally at other nearby residential properties is negligible particularly in the high external noise level environment at Building C1.

3.2 Assessment Locations

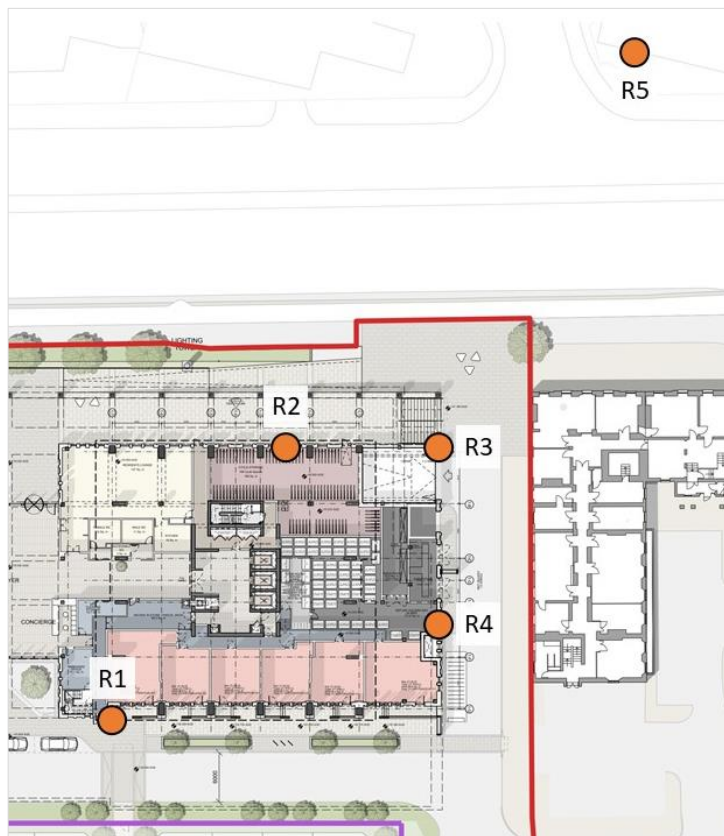
- 3.2.1 Assessment locations have been selected and represent the closest potentially affected noise sensitive residential receptors to Building C1 external noise generating equipment. These assessment locations include 4 residential receptors within the development site and the closest existing residential receptor externally to the site. Locations are described in Table 3.2 and shown in Figure 3.2.

Table 3.2: Assessment Locations

Ref	Receptor Description	Closest Building C1 External Noise Source
R1	Building C1 first floor level residential property on the south façade	Car Park Ventilation Tower
R2	Building C1 first floor level residential apartment located above louvres	Heat Recovery Ventilation Unit Intake/Discharge
R3	Building C1 first floor level residential apartment located above plant rooms	Electrical substations and Condenser Units
R4	Building C1 first floor level residential apartment located above refuse room extract	Refuse Room Extract Fan Discharge
R5	Castlegate Apartments, existing residential properties approximately 70m north of Building C1	Electrical substations and Condenser Units

Source: Mott MacDonald

Figure 3.2: Assessment Location Plan



Source: Simpson Haugh and Partners Drawing Reference: 7357-Z1-A-B5D8-G100-P-00-001, MM Markup

3.3 Calculations

- 3.3.1 Calculations have been completed to determine the noise level from plant items at each assessment location. It is understood that plant will operate continuously during day and night-time assessment periods.
- 3.3.2 Calculations have used single octave band frequency data described in Appendix B. Spectral information for the electrical substations was not available from manufacturers information.

Spectral data from an equivalent unit has been applied to the supplied overall noise level data for electrical substations.

- 3.3.3 Several receptors are located directly above louvres and perpendicular to the directly of ducts and openings for plant elements. Calculations account for distance to receptor, fan attenuators, louvres and directivity. Directivity has been calculated using guidance from Figures 5.11 and 5.12 from Woods (2001)⁵. For the purpose of calculations all louvres are assumed to provide visual screening and provide only very minor acoustic effects.
- 3.3.4 Calculation results are presented in Table 3.3 for all assessment locations. Review of calculations of the relative contributions from plant indicate that it is unlikely that noticeable tonal characteristics would be produced at the nearest noise sensitive receptor locations.

Table 3.3: Calculation Results

Ref	Receptor Description	Specific Sound Level, dB L _{Aeq,T}	Rating Level, dB, L _{r,T}
R1	Building C1 first floor level residential property on the south façade	32	32
R2	Building C1 first floor level residential apartment located above louvres	43	43
R3	Building C1 first floor level residential apartment located above plant rooms	38	38
R4	Building C1 first floor level residential apartment located above refuse room extract	39	39
R5	Castlegate Apartments, existing residential properties approximately 70m north of Building C1	31	31

Source: Mott MacDonald

3.4 Assessment

Existing Residential Receptors

- 3.4.1 Results from assessment location R5 show that the predicted rating level does not exceed a level 10dB less than the lowest reported existing background sound levels during night-time periods when assessed at the nearest existing residential receptors. This is an indication of low noise impact. Typical background sound levels are higher during the daytime and noise impact would be lower during these periods.
- 3.4.2 Location R5 is representative of the closest existing residential property to the new noise generating equipment. Other receptors are located in the surrounding area but would experience lower noise levels from the new noise sources due to increased distance or screening from buildings or structures.

New Residential Receptors

- 3.4.3 Results from assessment locations R1-R4 indicate that external noise levels from plant at the new residential receptors within the site will be between 32 to 43 dB L_{Aeq,T}. These are

⁵ Flakt Woods Practical Guide to Noise Control, I Sharland, 2005

substantially lower than the external ambient noise levels from road traffic incident on the building façade which have been used to determine the façade acoustic specification.

- 3.4.4 External noise levels at Building C1 facades have been previously calculated based on measured road traffic noise by REC⁶. Existing external noise levels from road traffic noise sources have subsequently informed the façade design for the new residential properties to achieve internal noise level criteria required by MCC. External ambient noise levels are summarised in Table 3.4 for the assessment locations.

Table 3.4: Existing Ambient Noise Levels, Building C1

Ref	Façade & Floor Level	L _{Aeq,16hr} Daytime (dB)	L _{Aeq,8hr} Night-time (dB)
R1	South facade, Level 1	58	47
R2	North façade, Level 1	72	62
R3	East façade, Level 1	66	56
R4	East façade, Level 1	66	56

Source: Mott MacDonald

- 3.4.5 The minimum external façade design for properties within the podium provides a glazing performance of at least 30 dB R_w+C_{tr} . This specification increases for properties located on the northern facade which are exposed to greater road traffic noise levels.
- 3.4.6 Following review of existing external noise levels and the façade specifications, results indicate that internal noise levels from new noise generating plant within new residential properties will be significantly less than BS8233:2014 criteria for day and night-time periods. This is a strong indication that noise from new noise generating equipment will not harm the amenity of occupiers of residential properties at the development. The higher level of noise from road traffic at the site will assist in masking noise from new plant and machinery at the site.
- 3.4.7 No additional mitigation measures are necessary to attenuate noise from plant and machinery. It is therefore considered that the requirements of Condition 24 of Permission 119806/FO/2018 and Condition 4 of 118204/FO/2017 have been met.

Assessment of Smoke Control Plant

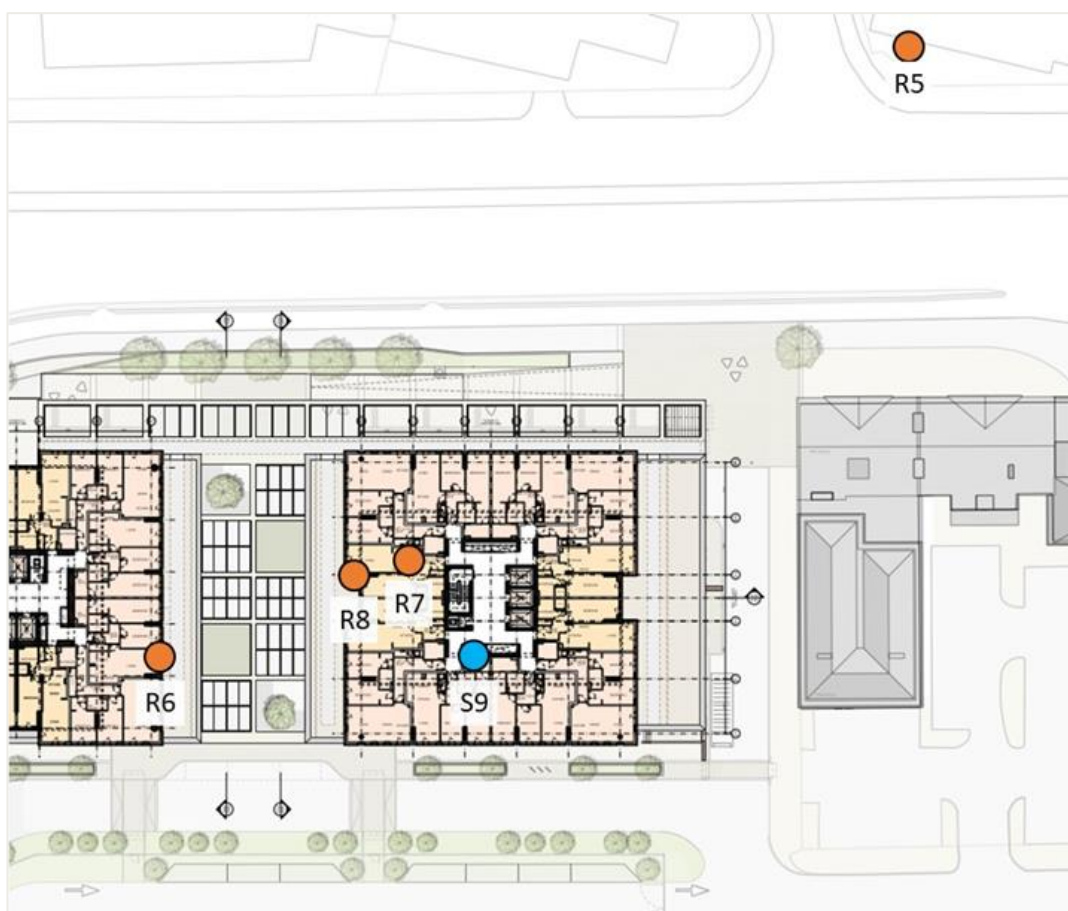
- 3.4.8 Smoke control plant is situated on Level 19 on the western side of Building C1. The plant comprises two fans set within a plant room which discharge through a weather louver on to the roof. Only one fan will operate at a given time, the second fan is a back-up. The fans will be tested individually on a weekly basis during weekday daytime and will run for a maximum of 10 minutes.
- 3.4.9 Noise emission data for the smoke fans has been provided and is presented in Appendix B.
- 3.4.10 Prediction of noise transmission to the external facades of the nearest residential apartments on Buildings C1 and C2 and at the nearest residential noise sensitive receptor external to the site have been undertaken. The receptors are described in Table 3.5 and their locations are shown in Figure 3.3.

⁶ REC, 2017. AC103902-1R2 Noise Impact Assessment Zone 1- Crown Street Manchester

Table 3.5: Receptors for Assessment of Smoke Control Plant

Ref	Receptor Description
R5	Closest offsite existing receptor, Castlegate Apartments, existing residential properties approximately 70m north of Building C1
R6	Closest Receptors in Building C2
R7	Closest receptor at Building C1 level 20
R8	Closest receptors below fan outlet at Building C1 level 19

Figure 3.3: Receptors for Smoke Control Plant Assessment



Source: Source: Simpson Haugh and Partners Drawing Reference: 7357-Z1-A-B5D8-G100-P-TY-001, MM Markup

Calculation results are presented in Table 3.6. Calculations have taken into account the sound power level of the fan discharge, transmission loss through the weather louver and directivity between the louver location/orientation and the various noise sensitive receptor locations.

The reference time interval for day-time assessments to BS4142 is 1 hour. As the source will operate for a maximum of 10 minutes in a given hour, an appropriate correction has been made to derive specific sound level from the smoke control fan in terms of $L_{Aeq,1hour}$.

Review of the fan data indicates that noticeable tonal characteristics would not be produced at the nearest noise sensitive receptor locations. As operation of the fans is intermittent (once weekly for a short time period) this may be considered an acoustic feature which could draw attention to their operation. A penalty of +3 dB for intermittency has therefore been applied to the specific sound level to determine the rating level of the plant in line with the guidance in Section 9.2 of BS4142:2014+A1:2019.

Table 3.6: Assessment of Smoke Control Plant

Ref	Receptor Description	Specific Sound Level, dB $L_{Aeq,1hour}$	Rating Level, dBA, $L_{r,1hour}$
R5	Closest offsite existing receptor, Castlegate Apartments, existing residential properties approximately 70m north of Building C1	14	17
R6	Closest Receptors in Building C2	35	38
R7	Closest receptor at Building C1 level 20	39	42
R8	Closest receptors below fan outlet at Building C1 level 19	39	42

The MCC proposed limit of 10 dB above background sound level would equate to $L_{r,1hour}$ 55 dBA. It can therefore be seen that the assessment predicts that noise emissions from smoke control plant will fall significantly below this limit. It is therefore considered that the requirements of Condition 24 of Permission 119806/FO/2018 have been met where the condition applies to smoke control plant.

4 Conclusion

- 4.1.1 This report presents a noise impact assessment relating to new noise generating external equipment associated with Building C1 of the Crown Street development site in accordance with Condition 24 of planning permission Reference 119806/FO/2018 and Condition 4 of planning permission reference 118204/FO/2017.
- 4.1.2 External noise generating plant and equipment associated with Building C1 includes heat recovery unit air intake and extract fans, refuse room extract fans, car park ventilation tower, electrical substations, cooling condenser plant and smoke control plant.
- 4.1.3 Calculations have been undertaken to predict the noise level from plant at the nearest existing and new noise sensitive properties. Assessment results show that new noise generating equipment will result in a low noise impact and will not harm the amenity of occupiers of nearby residential properties.
- 4.1.4 No additional mitigation measures are necessary to attenuate noise from plant and machinery. It is therefore considered that the requirements of Condition 24 of planning permission Reference 119806/FO/2018 and Condition 4 of planning permission reference 118204/FO/2017 have been met.

A. Glossary of Acoustic Terms

A-weighting	The human ear also has a non-linear frequency response, being most sensitive in the frequency range 1 kHz to 4 kHz and is less sensitive at higher and lower frequencies. The A-weighting is a frequency function commonly applied to the linear output of a microphone to simulate the subjective response of the ear. A-weighted levels are usually indicated by a subscript A or postscript (A).
Ambient noise	This is the total sound for a given scenario where the acoustic field is affected by a variety of sources.
DeciBel	Sound and noise are commonly described using the deciBel (dB) scale, which is logarithmic in nature to relate to the response of the human ear. The range of human hearing commonly varies from the threshold of audibility (0 dB) to the threshold of pain (120 dB). Such limits are seldom experienced in practice and typical levels might vary between 30 dB in a quiet bedroom at night to 90 dB at the kerbside of a busy road.
Equivalent continuous noise level L_{eq}	Time-varying noise such as that from industrial or construction operations may not best be described using the statistical approach described above. The equivalent continuous noise level, $L_{Aeq,T}$, may be used, which is the notional level of a steady sound which, at a given position and over the same period of time (T), would deliver the same sound energy as the fluctuating one.
Façade sound level	The received sound level which is measured or calculated immediately adjacent to a building façade, normally at 1m distance. Sound is reflected by the hard surfaces of a façade producing a slightly higher sound level (2.5 to 3.0 dB) than would occur in the absence of the building.
Free field sound level	The sound level which is measured or calculated within an acoustic field which is free of significantly reflective surfaces (except the ground plane).
Maximum sound pressure level $L_{(max)}$	The highest A-weighted sound level reached within the measurement period. "Fast" denotes that the level is weighted to the response time of the ear (125 ms) instead of to 1 second (denoted "Slow").
Peak particle velocity	The peak velocity of any part of a vibrating element.
Rating noise level	Noise level of an industrial noise source with any appropriate corrections applied for the presence of distinct acoustic features .
Reverberation Time	The reverberation time of a space is a measure of its reverberation characteristics or 'echoiness'. It is the time in seconds it takes for the overall noise level within a room to decay by 60dB once the noise source has stopped. The longer the reverberation time the more reverberant the room.
Single Event Level (SEL)	This is the sound pressure level which if maintained for period of one second would contain the same amount of acoustic energy as contained as a discrete noise event (e.g. a single bus pass-by). This is used to calculate

the equivalent continuous noise level $L_{Aeq,T}$ due to a given number of events that may occur within a time period T .

Sound power level	This is a measure of the sound energy radiated by an acoustic source per unit time. It is a characteristic of the source alone and independent of the properties of the acoustic field.
Statistical noise level L_N	Noise which fluctuates with time may be described using a statistical approach. The statistical level L_{AN} is the level in dB exceeded for N % of the overall measurement period. L_{A90} is the noise level exceeded for 90 % of the sampling period and is a measure the lower levels in the absence of higher level transient events. It is commonly used to describe the ambient or background noise. The L_{A10} is the noise level exceeded for 10 % of the sampling period and is a measure the higher levels. In the UK, it is commonly used to describe road traffic noise and, when considered over the 18-hour period 06:00 to 24:00 is referred to as the traffic noise index.
Weighted Level Difference D_w	The noise level produced on each side of a building element under test (e.g. a wall) when noise is produced in a room on one side (or outdoors) and measured both in the room where the noise is produced and in the room on the other side of the element under test.
Weighted standardised level difference $D_{nT,w}$	A single-number quantity which characterises the airborne sound insulation between rooms measured in-situ.
Weighted sound reduction index R_w	Laboratory derived single-number rating for sound insulation performance of building elements obtained by comparing the results of a sound reduction index test with a reference curve allowing a maximum of 2.0dB for the mean unfavourable deviations.
Spectrum adaptation term – A-weighted urban traffic noise C_{tr}	The correction to a sound insulation quantity (such as $D_{nT,w}$) to take account of a specific sound spectra.

B. Source Noise Level Data

Table B.1: Plant and Machinery Noise Level Data

Ref	Type and Description	Single Octave Band Frequency, Hz, Sound Power Level, Lw (dB)								LwA, dB
		63	125	250	500	1k	2k	4k	8k	
S1	Elta Fan Model LCS125X6-A12/25	99	95	99	100	94	92	88	82	101
S2	Topvex FR_EL_R, Outdoor Air Inlet	95	87	78	64	58	54	46	42	75
S3	Topvex FR_EL_R, Exhaust	89	84	89	79	78	71	60	49	83
S4	Mitsubishi PURY-EP1000YSNW-A	88	79	77	73	67	65	62	56	75
S5	Mitsubishi PURY-EP300YNW-A	84	71	71	68	62	58	53	48	69
S6	ENA 1000 KVA Transformer [1]	62	64	59	59	53	48	43	36	59
S7	ENA 1000 KVA Transformer [1]	62	64	59	59	53	48	43	36	59
S8	MUB 062 560EC Multibox	71	75	77	80	82	80	79	78	88

Source: Mott MacDonald, [1] Spectra for transformers is not available and has been taken from an equivalent unit.

Table B.2: Smoke Fan Noise Level Data

Ref	Type and Description	Single Octave Band Frequency, Hz, Sound Power Level, Lw (dB)								LwA, dB
		63	125	250	500	1k	2k	4k	8k	
S9	London Fan Co. LCSRS1000/4/16C/7 ½°	96	97	105	103	100	96	91	84	109

C. MCC Requirements for Assessment of Smoke Control Plant



MANCHESTER
CITY COUNCIL

Environmental Health
Internal Memorandum

To	Head of Planning	FAO: Lucy Harrison
From	Head of Compliance, Enforcement and Community Safety	

Contact Officer: Laura Miller	Our Ref: 674476
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Date: 27 August 2020	Telephone: 31742
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Application to discharge planning condition (s)

Planning Approval Number: 119806/FO/2018

Description: Discharge of condition 24 (acoustics external equipment).

Location: Land bounded by Chester Road, Mancunian Way and Former Bridgewater Canal Offices, Manchester

I write in response to your memorandum of the 13 August 2020 regarding the discharge of condition 24 attached to the above planning approval.

The information submitted is specifically for building C1 and not building C2.

The report has shown that noise from the essential external plant meets our criteria. They have not provided any information related to the smoke control plant, this needs to be shown to be no more than 10dB above background. Testing of this plant can only happen on a weekday between 9am and 5pm and be of short duration.

The condition can be partially discharged pending the information of the smoke control plant and the plant noise data for building C2.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact Laura Miller on extension 801 31742.

Fiona Sharkey
Head of Compliance, Enforcement and Community Safety

