

SANDY BROWN

Consultants in Acoustics, Noise & Vibration

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Lower Campfield, Manchester

Planning condition 13 discharge report

London, Manchester, Edinburgh, Birmingham, Leeds, Bristol

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Version	Date	Comments	Author	Reviewer
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Summary

Sandy Brown has been commissioned by Allied London Campfield Development Ltd to provide acoustic advice in relation to the proposed development at Upper and Lower Campfields, 5 Liverpool Road, Manchester, M3 4FP.

The proposal comprises a combination of shared workspace, private offices, studios and cafe/event workspaces across the two former Campfield Market buildings.

Planning permission has been granted under application number 138377/FO/2023.

Operational noise egress limits are set out in 23190-R02-E *Acoustic planning report* dated 4 March 2024, in line with the Manchester City Council requirements and the requirements of Planning Condition 13.

This assessment only pertains to the development at Lower Campfield, and planning condition discharge for both sites within the development will need to be assessed separately.

Measurements of operational noise egress were undertaken on 7 July 2025. This report details the measurement methodology and results.

The client is seeking discharge of Planning Condition 13 on the basis of meeting the internal operational noise limits set out in the acoustic planning report. Therefore the operating conditions measured are considered appropriate, and the fact that all loudspeakers in the space were not in operation is not a material consideration.

An assessment of operational noise egress has been undertaken to discharge Planning Condition 13.

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1 Introduction

Sandy Brown has been commissioned by Allied London Campfield Development Ltd to provide acoustic advice in relation to the proposed development at Upper and Lower Campfields, 5 Liverpool Road, Manchester, M3 4FP.

The proposal comprises a combination of shared workspace, private offices, studios and cafe/event workspaces across the two former Campfield Market buildings.

Planning permission has been granted under application number 138377/FO/2023. Plant noise egress limits are set out in 23190-R02-E *Acoustic planning* report dated 4 March 2024, in line with the Manchester City Council requirements and the requirements of Planning condition 13 (b).

The client is seeking discharge of Planning Condition 13 on the basis of meeting the internal operational noise limits set out in the acoustic planning report. Therefore the operating conditions measured are considered appropriate, and the fact that all loudspeakers in the space were not in operation is not a material consideration.

2 Site description

2.1 The site and its surrounding

The site location in relation to its surroundings is shown in Figure 1.



Figure 1 Aerial view of site (Courtesy of Google Earth Pro)

The site is generally surrounded by busy city centre roads, quieter back streets and distant tram (Metrolink) and railway lines.

Upper Campfield, the smaller of the two, is bound by Liverpool Road to the south, Tonman Street to the north, Barton Street to the west and borders directly onto several restaurants to the east, with Deansgate slightly further east.

Lower Campfield, the larger of the two, is bound by Liverpool Road to the south, a pedestrianised section of Tonman Street to the north, Lower Byrom Street to the west, and Byrom Street to the east.

2.2 Adjacent premises

The closest noise sensitive receptors to the site are:

- Residential premises to the north shown in blue in Figure 1.
- Existing offices, shown in orange.
- White Lion pub and residential premises, shown in yellow.
- Ox noble pub and residential premises, shown in green.

Other noise sensitive receptors are better screened and located at a greater distance from noise generating plant items.

3 Acoustic criteria

3.1 Planning condition 13

The wording of Planning condition 13 as per application number 138377/FO/2023 is as follows:

“The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development hereby approved (for Upper or Lower Campfield Markets). The scheme shall be implemented in full before the use commences (for Upper or Lower Campfield Markets). Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5 dB below the L_{A90} (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development (for Upper or Lower Campfield Markets) 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 acceptable criteria have been met. Any instances of non conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. . A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.”

3.2 Operational noise egress limits

The operational noise egress limits were established following a baseline noise survey at the site between the 20 April 2023 and 24 April 2023, as detailed in 23190-R02-E *Acoustic planning report* dated 4 March 2024. These limits are outlined in Table 1.

Table 1 Operational noise limits at 1 m from the nearest noise sensitive premises

Time of day	Location	Maximum sound pressure level at 1 m from noise sensitive premises, $L_{Aeq,15min}$ (dB)
Day (07:00-23:00)	Rear	39
	Liverpool Road	44
Night (23:00-07:00)	Rear	35
	Liverpool Road	40

4 The development

The development is to comprise a combination of shared workspace, private offices, studios and cafe/event spaces across the two former Campfield Market buildings.

Amplified sound is proposed to the cafe/event spaces for occasional events. The location of this space on the plan is marked up in green in Figure 2.



Figure 2 Location of cafe/event space

5 Attended noise measurements

5.1 Methodology

Attended noise measurements were taken inside of the space while the amplified sound system was operational.

Additional attended measurements were taken at 1 m from the external facade, 3 m from the external facade and at 1 m from the nearest noise sensitive receptor (Oxnoble —marked as position '3' on Figure 1).

At each position the microphone was mounted on a tripod approximately 1.5 m above the ground level.

Details of the equipment used and the noise indices measured are provided in Appendix A.

Dominant noise sources occurring during the measurements were noted.

5.1.1 Weather conditions

During the attended noise measurements, the weather was generally clear and dry and no rain occurred. These weather conditions are considered suitable for obtaining representative measurements.

5.1.2 Observations

During the measurements, the entire amplified sound system was not able to be operated, and only four ceiling-mounted loudspeakers in the upstairs bar loudspeakers were in operation. Two larger wall-mounted loudspeakers were noted downstairs which were not able to be operated.

Despite these restrictions, internal noise levels of L_{Aeq} 70-74 dB were achieved in the event space/cafe. The sound pressure level of the internal amplified sound system was unable to be increased beyond this threshold.

The maximum internal reverberant noise levels set in Sandy Brown report 23190-R02-D *Acoustic planning report* are equivalent to L_{Aeq} 76 dB during the day and L_{Aeq} 72 dB at night.

The client is seeking discharge of Planning Condition 13 on the basis of meeting the internal operational noise limits set out in the acoustic planning report. Therefore the operating conditions measured are considered appropriate, and the fact that all loudspeakers in the space were not in operation is not a material consideration.

Subjectively, at 1 m and 3 m from the facade of the cafe/event space, the music noise was slightly audible.

At 1 m from the facade of the nearest noise sensitive receptors, the music noise was not audible.

5.2 Results

A summary of the attended measurement results is provided in Table 2.

Table 2 Summary of the attended measurement results

Measured location	Internal noise level, $L_{Aeq,5min}$ (dB)	External ambient noise level, $L_{Aeq,5min}$ (dB)	
		Amplified sound system operational	Amplified sound system not operational
1 m from the facade	70	66	64
3 m from the facade	72	64	65
1 m from NSP (The Oxnoble)	72	67	66

6 Assessment

This assessment only pertains to the development at Lower Campfield, and planning condition discharge for both sites within the development will need to be assessed separately.

The results of the attended measurements carried out at 1 m from the facade of the cafe/events space indicate that the ambient noise level at 1 m and 3 m from the building's facade increase by 0–2 dB during operation of the sound system.

As discussed in Section 5.1.2, amplified music was not audible at 1 m from the facade of the Oxnoble.

The results do not indicate a significant increase in ambient sound levels at 1 m from the nearest assessed receptor (the Oxnoble). This is a positive indication that operational noise egress is not contributing the overall ambient noise level at the receptor.

Based on these measurements it is inferred that the noise contributions from the amplified sound system were at least 10 dB below the measured ambient noise level in the local vicinity. This was measured at the expected worst-case facade (with a non-lobbied door).

Due to the high ambient noise levels in the area due to road traffic, and the limited internal sound pressure level achievable from the amplified sound system as described in Section 5.1.2, it is uncertain whether the internal noise limits can be increased to accommodate for a wider range of uses.

On this basis, it is expected that Planning Condition 13 can be discharged with the internal operational noise limits set in the acoustic planning report and summarised in Table 3.

Table 3 Guideline internal operational noise limits

Period	Guideline maximum internal reverberant noise levels, $L_{eq,1min}$ (dB)						
	Octave-band centre frequency (Hz)						
	63	125	250	500	1000	2000	4000
Day (07:00-23:00)	72	68	71	72	74	69	58
Night (23:00-07:00)	68	64	67	68	70	65	54

This is in line with light background music and dialogue-focussed film screenings.

If higher noise levels due to a wider range of proposed uses are desired in the event space, additional assessment may be required, and a higher internal ambient noise level would need to be attained within the space.

Appendix A

Survey details

Equipment

The noise measurements on the 7 July 2025 were taken using an NTi XL3 sound level meter and a Rion NL-52 sound level meter.

Calibration details for the equipment used during the survey are provided in Table A1.

Table A1 Equipment calibration data

Equipment description	Type/serial number	Manufacturer	Calibration expiry	Calibration certification number
Sound level meter	XL3/ A3A-01221-F0	NTi	2 Dec 26	UCRT24/2613ATR UCRT24/2615
Microphone	MC230A/A280 47	NTi	2 Dec 26	UCRT24/2613ATR
Pre-amp	MA220-230/14610	NTi	2 Dec 26	UCRT24/2613ATR
Calibrator	SV30A/10567	Svantek	20 Sep 26	UCRT24/2251
Sound level meter	NL-52/01010788	Rion	20 Sep 25	TCRT23/1666
Microphone	UC-59/20416	Rion	20 Sep 25	TCRT23/1666
Pre-amp	NH-25/11436	Rion	20 Sep 25	TCRT23/1666
Calibrator	SV30A/10559	Svantek	20 Sep 25	TCRT23/1665

[1] Calibration of the meters used for the measurements is traceable to national standards. Calibration certificates for the sound level meters used in this survey are available upon request.

Calibration checks were carried out on the meters and their measurement chains at the beginning and end of the survey. No significant calibration deviation occurred.

Noise indices

Noise indices recorded included the following:

- $L_{Aeq,T}$ The A-weighted equivalent continuous sound pressure level over a period of time, T.

Sound pressure level measurements are normally taken with an A-weighting (denoted by a subscript 'A', eg, L_{A90}) to approximate the frequency response of the human ear.

A more detailed explanation of these quantities can be found in BS 7445: Part 1: 2003 *Description and measurement of environmental noise, Part 1. Guide to quantities and procedures*.

Weather conditions

During the attended noise measurements, the weather was generally clear and dry and no rain occurred.

These weather conditions are considered suitable for obtaining representative measurements.