

The Pollen Club Manchester

Noise Assessment Report -
Planning Condition 4 (Operational Noise Assessment)

Client:

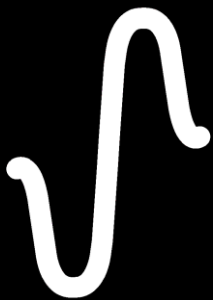
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**JAMESON
ACOUSTICS**

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noise and vibration

Document Control

Revision	Date	Author	Description
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1.0 Introduction

Jameson Acoustics Limited has been commissioned to survey and assessment operational noise emissions from recently completed Pollen Club (padel courts) on Deansgate, Manchester. The aim is to assist in the discharge of Part B of Planning Condition 4, which states:

4) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the scheme within the Environmental Noise Study, received 11/06/2024. This scheme shall be implemented in full before the use commences.

b) Upon completion of the development and within 1 month of the use becoming operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Environmental Noise Study. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

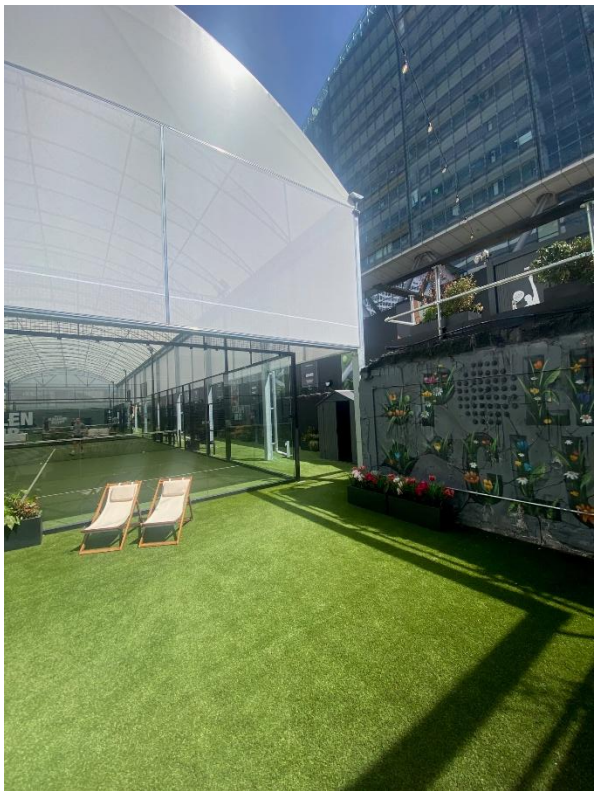
NB: For a description of the acoustic terminology used herein, please see Appendix A.

2.0 Site Context

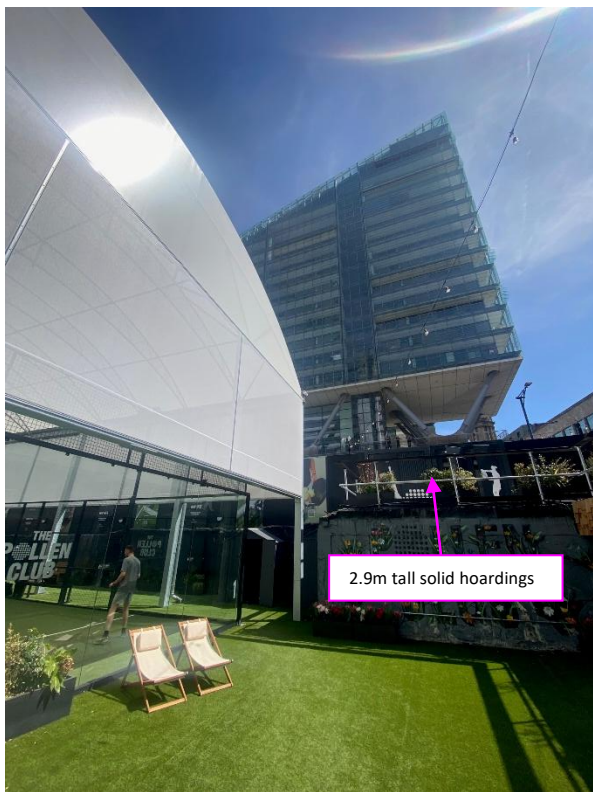
The development comprises 2nr padel courts housed under a lightweight steel framed canopy with a translucent PVC covering to the roof and upper half of its perimeter walls. The courts sit around 0.5-2.0 metres below relative street level with 2.9 metre solid timber hoardings providing screening to Deansgate (along the east boundary). The hoardings extend around to the south meeting up with a temporary building (converted shipping container) to maintain full screening to the Blackfriars Street boundary. The courts are situated directly adjacent to the Treehouse Hotel (to the west). See below site photographs.



Looking north towards courts & hotel



Looking north east towards courts and No1 Deansgate



Looking east towards No1 Deansgate



View inside padel courts (canopy roof and walls)

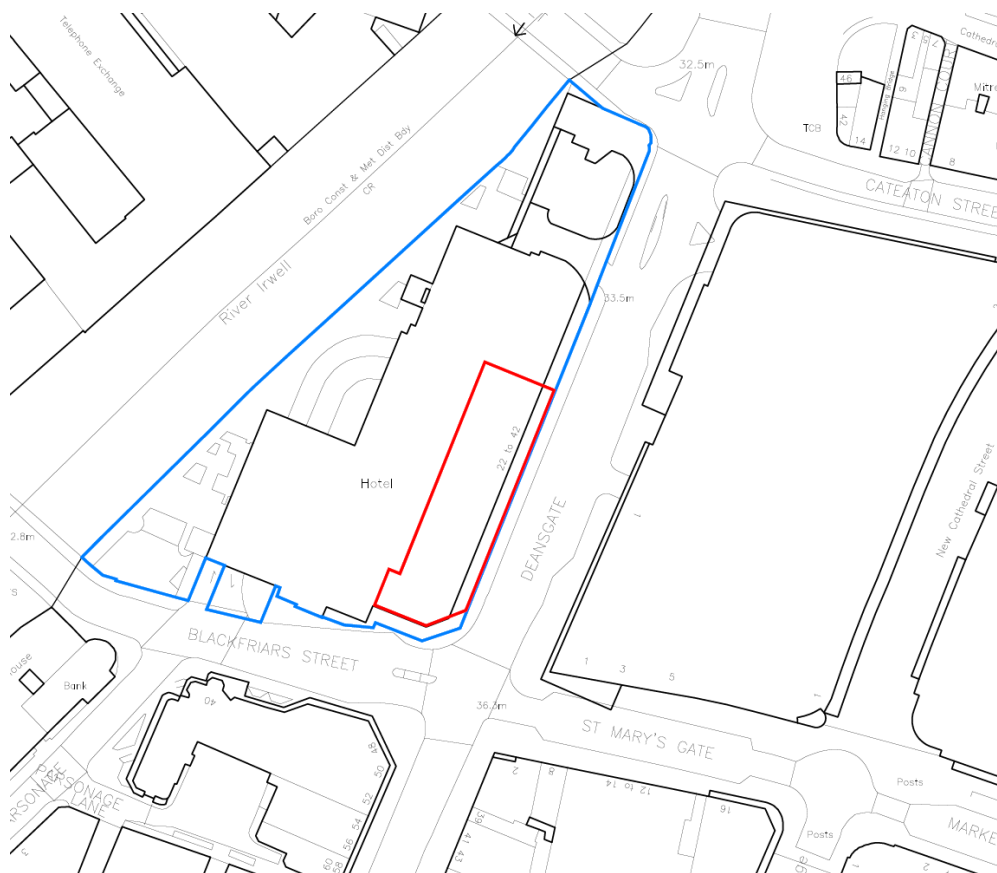
The area occupied by the padel courts has planning permission for a 5-storey office building as part of the wider 'Renaissance' masterplan redevelopment. There is a further site to the north which has planning permission for a 26-storey residential scheme. Construction works for this development will begin later this year but will not be operational whilst the padel courts are operational (padel courts have temporary 3 year planning permission only).

The nearest noise sensitive receptors are deemed to be:

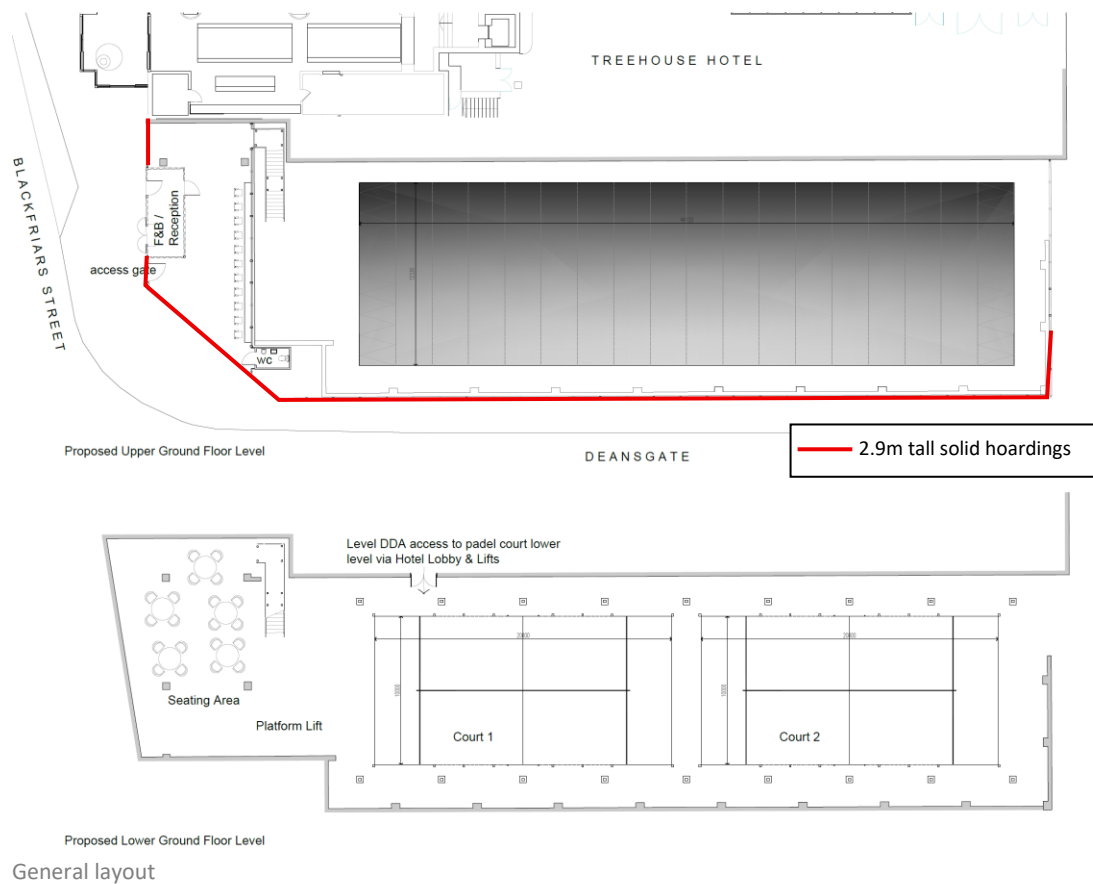
- [A] residential apartments at No1 Deansgate to the east,
- [B] overlooking hotel windows serving The Treehouse.

The latter receptor is an asset owned by the same developer who operates the padel courts, Property Alliance Group, and has air-conditioned hotel guestrooms with no reliance on openable windows for ventilation or overheating control.

The below Figures showing site location and general layout.



Site location plan



3.0 Pre App Noise Report

A noise impact assessment was submitted with the planning application, ref. Environmental Noise Study Report, PR0657-Rep06A-MPF, dated June 2024. The above photographs from site demonstrate the following noise attenuation measures are in place:

1. 2.9 metre site hoardings.
2. PVC canopy to the roof and upper level walls of the steel frame canopy over the courts.

The approved noise impact assessment report advised the following calculated operational noise level from the use of the padel courts. Their assessment compared these readings against measured background noise levels and confirmed the resultant impact, expressed as a change in ambient noise level, would be negligible.

Receptor	Source	Calculated Noise Level at receptor L _{Aeq,1hr}
No1 Deansgate	Two padel courts, hosting male doubles matches (young male adults including shouting)	51.4 dB
	Two padel courts, hosting female doubles matches (young female adults)	48.4 dB
	Two padel courts, hosting male doubles matches (older male adults)	46.4 dB
Treehouse Hotel	Two padel courts, hosting male doubles matches (young male adults including shouting)	49.4 dB
	Two padel courts, hosting female doubles matches (young female adults)	46.4 dB
	Two padel courts, hosting male doubles matches (older male adults)	44.4 dB

Predicted noise levels from operation of padel courts at nearest receptors (Fisher Acoustics)

It shall be taken that, provided that resultant L_{Aeq} noise levels at the nearest receptors from 'actual' measurements of noise from the use of the in-situ courts are equivalent to those calculated by Fisher Acoustics, this will provide sufficient post-completion test evidence to confirm compliance and acceptability.

4.0 Post-completion Noise Measurements

Jameson Acoustics visited the site on Wednesday 30 April 2025 between 11:00 and 15:00 hr to carry out noise level measurements in close proximity to the courts. Measurements at a greater distance (i.e. the other side of the hoardings) were attempted but were entirely dominated by road traffic noise and therefore deemed unreliable.

All measurements were taken with a handheld Class 1 sound level meter. During the survey, the weather conditions were suitable for obtaining representative readings, with clear skies, low winds and no rainfall.

Measurements were taken at different positions around the courts during several different matches, covering young adult male doubles, young adult mixed doubles and older male doubles). All matches involved 4nr players per court.

Each measurement was taken over a period of 5-minutes during play. The following table summarises the results of the measurements taken:

Usage	Description of activity	Position*	Measured Sound Level (dB)	
			L _{Aeq,5min}	L _{Afmax}
Court 1 – young adult male doubles	Court 1 – highly active game play, incl. shouting	5 m from glazed end of Court 1 (FF)	62	83
		3 m from open side of Court 1 (FM)	65	84
Court 2 – young adult mixed doubles	Court 2 – more of a social game, with more socialising, laughing, etc.	3 m from open side of Court 2 (FM)	60	82
		Residual (no game play)	55	63
Court 1 – young adult male doubles	Court 1 – highly active game play, incl. shouting	5 m from glazed end of Court 1 (FF)	62	80
		3 m from open side of Court 1 (FM)	64	82
Court 2 – vacant	Court 2 – vacant	5 m from glazed end of Court 1 (FF)	61	81
		3 m from open side of Court 1 (FM)	65	85
		Residual (no game play)	55	63
Court 1 – older adult male doubles	Court 1 – highly active game play, incl. shouting & more powerful shots (or louder racket type)	1 m from glazed end of Court 1 (FF)	64	85
		2 m from glazed end of Court 1 (FF)	65	88
Court 2 – vacant	Court 2 – vacant	3 m from glazed end of Court 1 (FF)	64	84
		5 m from glazed end of Court 1 (FF)	62	83
		3 m from open side of Court 1 (FM)	65	87
		Residual (no game play)	56	64

* FF = free-field measurement, FM = façade measurement (1m in front of solid surface)

Based on the above readings, the worst-case source noise readings from the court can be taken as the following. Note, these values shall form the basis for our analysis based on in-situ noise level readings. Measurements taken at the side of the court shall be corrected to free-field to account for reflections off the perimeter wall/hoardings.

Position	Highest Sound Level per Court (dB), L _{Aeq,5min}
5 m from glazed end of court	62
3 m from open side of court	62

5.0 Assessment

Our assessment shall consider the propagation of noise to the 2nr receptors named in Section 2.0. At each receptor, we have considered the nearest and most exposed residential windows, which will be those that of a sufficient height to have a full angle of view to the courts.

For Receptor A – No1 Deansgate – the 2.9 m hoardings provide screening for ball impacts on the nearside edge of the courts at or below a height of approximately 21 metres. Padel ball impacts at or beyond the longitudinal centre line of the courts not be in the shadow zone for the lowest level of apartments (at

approximately 15 m above ground). The worst affected apartments will be those with an angle of view to the majority of the courts at a height of circa 20 metres (i.e. a floor or two up from the lowest level).

For Receptor B – Treehouse hotel – the solid wall to the west of the courts is approximately 11 metres tall and provides a screening shadow zone for padel ball impacts on the nearside edge of the courts up to a height of approximately 30 metres. Padel ball impacts close to the longitudinal centre line of the courts would not be in the shadow zone for hotel windows below circa 20 metres above ground, and 17 metres for padel ball impacts on the far side of the court. The worst affected apartments will be those with an angle of view to the majority of the courts at a height of circa 25 metres.

In the horizontal plane (X-axis), Receptor A is taken as 27 metres from the nearside of the courts, and Receptor B is taken as 16 metres from the nearside of the courts.

Our calculations shall consider distance loss based on source measurements by others (reference 'Solihull Arden Club; Environmental Noise Assessment of Proposed Padel Courts, dated 20 March 2019, Solihull Metropolitan Borough Council planning reference 'PL/2019/01566/PPFL'), as below. This data was also referenced and used in the Fisher Acoustics report.

Distance from court	Measured Noise Level LAeq, 1hr
5 m	60 dB
10 m	56 dB
20 m	51 dB
30 m	49 dB
40 m	46 dB

Table 5: Calculated specific noise levels from padel courts

The data suggests circa 3-4 dB loss per doubling of distance up to around 10 metres, with a 5 dB per doubling of distance thereafter. 3 dB loss per doubling up to 10 metres shall be assumed in our calculations.

For Receptor A, a +3 dB correction shall be applied for Q-factor reflections off the solid 11 metre tall wall on the west edge of the courts. No screening loss shall be applied for the hoarding (Receptor A) or wall (Receptor B) owing to the choice of receiver heights, as described above.

Our calculations shall consider a worst-case scenario of both courts in use, and both hosting younger/older male doubles matches. A -3 dB correction is applied for the sound reduction afforded by the PVC fabric canopy, as stipulated in the Fisher Acoustics report.

A summary of our calculations to each receptor is presented below.

Receptor A – No1 Deansgate (Most Exposed Apartment Window)

Desc.	Sound level (dB)
Source noise level per court at 3m, L_{Aeq}	62
Reflections for solid wall	+3
Court for 2nr courts in use	+3
Distance loss, 3m to 10m (3 dB / doubling)	-5
Distance loss, 10m to 34m (5 dB / doubling)	-9
PVC canopy attenuation	-3
Noise level at receptor, L_{Aeq}	51

Receptor B – Treehouse Hotel (Most Exposed Guestroom Window)

Desc.	Sound level (dB)
Source noise level per court at 3m, L_{Aeq}	62
Court for 2nr courts in use	+3
Distance loss, 3m to 10m (3 dB / doubling)	-5
Distance loss, 10m to 30m (5 dB / doubling)	-8
PVC canopy attenuation	-3
Noise level at receptor, L_{Aeq}	49

The following table presents a comparison with the calculation noise levels in the approved Fisher Acoustics report.

Desc.	Receptor A	Receptor B
Jameson Acoustics calculated noise level from 'actual' in-situ noise survey (<i>two courts, male doubles</i>), L_{Aeq}	51	49
Fisher Acoustics predicted noise levels for 'negligible' noise impacts (<i>two courts, male doubles</i>), L_{Aeq}	51.4 (rounded to 51)	49.4 (rounded to 49)
Difference, dB L_{Aeq}	0	0

This demonstrates that measured in-situ operational noise levels from the use of the padel courts conform to those calculated by Fisher Acoustics and deemed to result in a negligible noise impact.

All measures detailed in the Fisher Acoustics report have been implemented. No further noise mitigation measures are deemed necessary.

6.0 Conclusions

Jameson Acoustics Limited has been commissioned to survey and assessment operational noise emissions from recently completed Pollen Club (padel courts) on Deansgate, Manchester. This report presents evidence that all noise mitigation measures assumed in the Fisher Acoustics approved planning application report have been implemented, and that noise levels from the operation of the padel courts based on 'actual' in-situ measurements conform to those predicted by Fisher Acoustics and approved under the planning consent.

This report is considered to provide sufficient evidence to allow Part B of Planning Condition 4 to be discharged.

Appendix A – Acoustic Terminology

dB	Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form.
dB(A)	The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The _A subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted (e.g. $L_{Aeq,T}$ in dB). Noise levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is only just perceptible.
$L_{Aeq,T}$	$L_{Aeq,T}$ is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time measurement period, T .
$L_{10,T}$	L_{10} is the noise level exceeded for 10% of the measurement period T (i.e. the quietest 10% of the measurement) and has, for many years, been used in the assessment of road traffic noise.
$L_{90,T}$	L_{90} is the noise level exceeded for 90% of the measurement period T (i.e. the quietest 10% of the measurement) and is often used to describe the 'background' noise level.
L_{max}	L_{max} is the maximum sound pressure level recorded over the measurement period, T . L_{max} is often used in assessing scheduled environmental noise 'events' (such as train passbys), particularly at night where such events may cause sleep disturbance.
R_w	The weighted sound reduction index, R_w , is a single figure description of sound reduction as defined in BS EN ISO 717-1. It is single-number quantity which characterizes the airborne sound insulating properties of a material or building element over a range of frequencies. The R_w is calculated from sound insulation measurements taken in an acoustic laboratory. Sound insulation ratings derived from site measurements are invariably lower than the laboratory figures and are referred to as the apparent weighted sound reduction index, R'_w .
$D_{n,e,w}$	The weighted element-normalised level difference, $D_{n,e,w}$, is a single figure description of the sound insulation performance of small building elements, such as a trickle ventilator.
C_{tr}	C_{tr} is correction term applied against the sound insulation single-number values (e.g. R_w) to provide a weighting against low frequency performance. The reference values used within the C_{tr} calculation are based on urban traffic noise.