Design Note – Planning Conditions Note

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Embassy Village, Manchester	1037115	27/06/2025
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1.0 Introduction

Cundall has been commissioned to assist with Planning and Noise matters at the Embassy Village development, Manchester.

The purpose of this memorandum is to document the requirements of Planning Conditions 17, 18 and 19 attached to the planning decision notice (Ref: 137608/JO/2023).

This document will advise on actions required to ensure Conditions are considered suitable for discharge and will be updated as construction progresses.

2.0 Condition 17

Planning Condition 17 attached to this decision relates to entertainment noise associated with the development and states the following;

“17)a) The 'Village Hall' 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (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, respectively.

b) Prior to occupation of the development 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.

Reason: To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

Cundall has undertaken a noise survey at the proposed development, full details of which are provided in Report Ref: 1037115-CDL-XX-ZZ-RP-AS-45300 Rev P01.

The octave-band spectra of the modal measured $L_{A90,15min}$ periods have been used to define these limits. The following noise limits are proposed, set at 10 dB below the existing LA90 (excluding entertainment noise), and are not to be exceeded at 1 m from the façade of the noise-sensitive receptors:

	Octave band centre frequency (Hz)						
	63	125	250	500	1k	2k	4k
Daytime & Evening (07:00 – 23:00)							
Existing background level, dBA	37	40	45	49	52	48	37
MCC noise limits, dBA	**27**	**30**	**35**	**39**	**42**	**38**	**27**
Night-time (23:00 – 23:00)							
Existing background level, dBA	23	29	33	38	44	43	37
MCC noise limits, dBA	**13**	**19**	**23**	**28**	**34**	**33**	**27**

It is understood that the Village Hall will be staffed from 8am – 8pm and will therefore not operate during the night-time hours of 11pm – 7am.

It is understood that there will be no PA system installed in the Village Hall, instead only small speakers akin to home television systems are intended to be used in the space.

It is understood that activities within the Village Hall mainly comprise of training and study activities, with speakers mostly being expected to be used to maximum potential during communal activities such as televised sports or film nights.

The maximum permissible level from entertainment noise within the Village Hall necessary to achieve compliance with the above noise-sensitive receptor limits can be calculated based on the sound insulation reduction through the Village Hall façade and the acoustic distance attenuation to the nearest receptor.

The nearest noise-sensitive receptor is the Vie Building to the north of the site, approximately 20 m away from the site boundary.

According to the minimum façade specifications provided in the Fisher Acoustics report (Ref: PR0651-REP01A-MPF), the glazed elements represent the weakest acoustic element of the external building envelope, as specified below:

Window type	Sound Reduction Index (dB) @ Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
TYPE A (approx. 47 dB Rw)	27	34	41	45	45	50	55

Based on the above, the proposed limiting entertainment noise levels within the Village Hall are as follows:

	Octave band centre frequency (Hz)						
	63	125	250	500	1k	2k	4k
Daytime & Evening (07:00 – 23:00)							
Proposed limiting entertainment noise levels within Village Hall	88	98	> 100	> 100	> 100	> 100	> 100

Given that the above noise levels are synonymous with very high levels of entertainment noise that may be found in bars and night clubs.

Given the intended use of the Village Hall, such elevated noise levels are not considered applicable or achievable in practice based on the sound system equipment being installed. On this basis, there is no realistic risk of the

above limiting levels being exceeded or for adverse impact on the amenity of nearby residential receptors. It is therefore advised that Condition 17 can be discharged with confidence.

The Village Hall is not structurally adjoined to any of the residential dwellings on the proposed development, and as such the criteria quoted for this element of the condition is not applicable.

3.0 Condition 18

Planning Condition 18 attached to this decision relates to noise break in and vibration associated with the development and states the following:

"18).a) The residential accommodation shall be acoustically insulated against noise from the nearby road network and overhead train and Metrolink lines, and any other actual or potential sources of noise, in accordance with the Environmental Noise and Vibration Study dated March 2021 by Fisher Accoustics to achieve the following noise criteria within apartments:

Bedrooms (night time 23:00 to 07:00) - 30 dB LAeq (individual noise events shall not exceed 45 dB LAmaxF by more than 15 minutes);

Living rooms (daytime 07:00 to 23:00) - 35 dB LAeq

Gardens and terraces (daytime) - 55 dB LAeq."

Due to the proximity of the development to the train and Metrolink lines above the development it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

b) The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the above approved acoustic report by Fisher Acoustics and including the results of postcompletion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units are first occupied. Any instances of non-conformity with the above approved acoustic report by Fisher Acoustics shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units are first occupied.

Reason: To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

In order to Discharge Condition 18a, the following is considered necessary:

- Confirmation of specified constructions / manufacturers data for the following construction elements:
  - External glazing
  - Façade ventilation elements i.e. supply / extract ducts
  - External façade construction
  - Roof construction
- Provided the above elements meet the minimum specification provided in the Fisher Acoustics report (Ref: PR0651-REP01A-MPF), then the noise element of Condition 18a) is considered suitable for discharge
- The vibration element of Condition 18a) has already been assessed within the aforementioned Fisher Acoustics report via a vibration survey of the site. The report concludes that it is not necessary for the development to incorporate any specific vibration mitigation measures to avoid adverse human exposure to vibration. It is therefore considered the Vibration element of Condition 18a) is suitable for discharge

In order to Discharge Condition 18b, the following is considered necessary:

- Confirmation from on-site contractor that the aforementioned construction elements have been completed and installed in line with manufacturer's guidance.

- Verification of the suitability of this installation by an acoustic specialist, with on-site verification measurements undertaken if deemed possible and/or necessary. The findings should be summarised in verification report, with recommendations to either discharge conditions or provide mitigation advise to assure any non-conformities, if present, are remediated.

4.0 Condition 19

Planning Condition 19 attached to this decision relates to entertainment noise associated with the development and states the following;

"19)a) Before first occupation of the development the buildings, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Environmental Noise and Vibration Study dated March 2021 by Fisher Accoustics in order to secure a reduction in the level of noise emanating from the equipment to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to occupation of the development a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall also undertake post completion testing to confirm that acceptable criteria has 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 and timescales for the implementation of those measures.

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

In order to Discharge Condition 19a, the following is considered necessary:

- Confirmation of specified external plant locations and manufacturers' data on noise emissions
- Provided a desktop noise impact assessment confirms the proposed plant complies with plant noise limits provided in the Fisher Acoustics report (Ref: PR0651-REP01A-MPF), the noise element of Condition 19a) is considered suitable for discharge

In order to Discharge Condition 19b, the following is considered necessary:

- Confirmation from the on-site contractor that the aforementioned plant items have been installed, including details of any deviation in finalised plant installations, to ensure suitability is assessed and plant noise limits still complied with.
- Verification of the suitability of the plant items by an acoustic specialist, with on-site verification measurements undertaken if deemed possible and/or necessary. The findings should be summarised in verification report with recommendations to either discharge conditions or provide mitigation advise to assure any non conformities, if present, are remediated.