

SANDY BROWN

Consultants in Acoustics, Noise & Vibration

22013-R11-B

1 September 2025

This City, Rodney Street

Planning discharge report for condition 17b

London, Manchester, Edinburgh, Birmingham, Leeds, Bristol

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Consultants in Acoustics, Noise & Vibration

Version	Date	Comments	Author	Reviewer
A	25 Jun 25		SC	JA
B	1 Sep 25	Updates following townhouse measurements on 20 August 2025	SC	JW

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Summary

Sandy Brown have been appointed by Wates Ltd to provide acoustic consultancy services in relation to This City, Rodney Street, Manchester.

This report sets out relevant information to discharge part (b) of planning condition 17 (of MCC decision notice 134154/VO/2022).

Based on the results from the unattended and attended noise measurements, the internal noise limits measured are deemed to be compliant with the relevant criteria in all tested locations.

On this basis, it is recommended that planning condition 17b is discharged.

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1 Introduction

Sandy Brown have been appointed by Wates Ltd to provide acoustic consultancy services in relation to This City, Rodney Street, Manchester.

This report sets out relevant information to discharge part (b) of planning condition 17 for the development (of MCC decision notice 134154/VO/2022).

2 Planning condition 17

Planning condition 17 (of MCC decision notice 134154/VO/2022) states the following:

17) (a) Notwithstanding the Acoustic Planning Report (22013-R01-C) stamped as received by the City Council, as Local Planning Authority on 20 June 2022, prior to the first occupation of a building of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation each building of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of each building of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria have been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall not be agreed until such a time as the development complies with part (a) of this planning condition.

3 Environmental noise survey

Full details of the environmental noise survey carried out to establish the planning limits for this development can be found in Sandy Brown report 22013-R01-C *Acoustic planning report*.

Attended day, evening and night-time sample measurements were carried out at four locations around the site on 28 and 29 June 2021 over 5-minute periods.

An additional noise survey was carried out on 7 September 2021 to verify the noise levels to the north-west of the site close to the A62.

The survey data is expected to be representative of the existing noise levels at the site, and include both rush-hour and night-time periods as specified within the planning condition wording outlined in Section 2.

4 Acoustic requirements

Planning condition 17 is in relation to the residential section of the scheme.

The acoustic design requirements of this element are defined by Manchester City Council (MCC) internal noise criteria set out in the Planning and Noise Technical Guidance document (2022).

4.1 External noise

The external noise levels predicted at the facades of the development are set out in Sandy Brown acoustic planning report 22013-R01-C.

The external noise levels were predicted from a 3D environmental noise model based on measured noise survey data. From this the facade sound insulation requirements were assessed to meet the MCC internal noise criteria.

4.2 Internal noise criteria

The internal noise criteria for the development have been set in line with MCC guidance for internal noise and entertainment noise set out in the *Planning and Noise Technical Guidance document (2022)*. The project criteria are outlined below.

4.2.1 Residential (background ventilation)

Manchester City Council (MCC) stipulates the criteria provided in Table 1 in the Planning and Noise Technical Guidance document (2022) with regards to internal noise in residential developments.

Table 1 Manchester City Council internal noise criteria for residential developments

Internal space	Internal noise limit, L_{Aeq} (dB)	
	Daytime (07:00 – 23:00)	Night-time (23:00 – 07:00)
Living rooms	35	-
Bedrooms	35	30

It is also stipulates that individual noise events in bedrooms should not normally exceed L_{Amax} 45 dB by more than 15 times.

4.2.2 Residential (purge ventilation)

It is understood from discussion with MCC that the noise criteria in Section 4.2.1 do not apply during purge ventilation (ie, when windows are open to get rid of cooking /paint smells, etc).

4.2.3 Residential (summertime cooling)

For apartments where the AVO SOAEL thresholds are predicted to be exceeded with open windows, a boost feature is proposed for the MVHRs to control overheating, so opening windows are not required.

In line with the AVO guide, a 5 dB relaxation to the noise criteria during ventilative cooling or comfort is acceptable. On this basis, an overall cumulative internal ambient noise criteria of L_{Aeq} 40 dB is applicable in living/dining rooms, and L_{Aeq} 35 dB is applicable for bedrooms during the overheating control condition for these apartments.

5 Acoustic design requirements – Planning condition 17 Part (a)

The acoustic design requirements have been reviewed to demonstrate compliance with the requirements of planning condition 17(a). Based on the outcome of this review, it is recommended that planning condition 17(a) is discharged.

The review is detailed in Sandy Brown report 22013-R05-C *Planning discharge report for condition 17a*.

6 Internal noise measurements – Planning condition 17 Part (b)

Internal noise measurements have been carried out across the development to satisfy part (b) of the planning condition.

These were undertaken during the day on 12 June 2025, 19 June 2025 and 20 August 2025, and over night-time periods between 12 June 2025 and 16 June 2025.

6.1 Methodology

6.1.1 Sample noise measurements

Sample noise measurements were carried out in a total of 24 spaces (12 living rooms and 12 bedrooms) across the development.

In each location, 3 x 5 minute sample measurements were carried out. Measurements were obtained at least 1.5 m from the ground and at least 1 m from the nearest wall.

Building services were confirmed by the building services engineer on site to be operating at design duty during the measurements.

6.1.2 Unattended noise monitoring

Unattended noise monitoring was carried out in two apartments over four day and night periods.

Measurements were obtained at least 1.5 m from the ground and at least 1 m from the nearest wall. Building services were understood to be operating at design duty during the measurements.

6.1.3 Equipment

Rion NL-52 sound level meters were used out carry out the unattended noise level measurements. A Rion NL-52 sound level meter and NTI XL3 sound level meter were used to carry out the sample measurements. Details of the equipment used are given in Appendix A.

6.1.4 Locations

Testing locations have been chosen to be representative of the variety of locations within the apartment. The apartment numbers are given below. For each apartment, measurements are carried out in both living rooms and bedrooms. Mark-ups of the testing locations are presented in Appendix B.

Sample noise measurement locations are listed below:

- A-06-004
- A-05-002
- A-04-007
- A-03-003
- A-02-008
- A-02-001
- B-02-010
- B-02-006
- B-03-008
- B-00-002.

Unattended noise monitoring measurements were carried out in the bedrooms of A-01-004 and B-01-005, which overlook Butler Street and Rodney Street respectively.

6.2 Unattended noise monitoring

The unattended noise monitoring results from Block A are summarised in Table 2.

Table 2 Unattended noise monitoring results – Block A

Date	Measured internal noise level, L_{Aeq} (dB)		Number of night L_{Amax} events over 45 dB
	Day (07:00-23:00)	Night (23:00-07:00)	
Thursday 12 June 2025	-	27	15
Friday 13 June 2025	34	28	12
Saturday 14 June 2025	31	27	7
Sunday 15 June 2025	30	27	14

All of the day and night noise levels meet the overall criteria with the number of L_{max} events not exceeding 15 times over each night-time period.

The unattended noise monitoring results from Block B are summarised in Table 3.

Table 3 Unattended noise monitoring results – Block B

Date	Measured internal noise level, L_{Aeq} (dB)		Number of night L_{Amax} events over 45 dB
	Day (07:00-23:00) ^[1]	Night (23:00-07:00)	
Thursday 12 June 2025	-	22	0
Friday 13 June 2025	29	24	0
Saturday 14 June 2025	29	24	2
Sunday 15 June 2025	31	23	2

^[1] Internal construction was carried out in Block B on all three days and that the room where the unattended equipment was installed was accessed multiple times. These periods have been identified through analysis of the data and audio recording from the measurements and omitted from the results presented in Table 3.

All of the day and night noise levels meet the overall criteria with the number of $L_{\max}$ events not exceeding 15 times over each night-time period.

6.3 Sample noise measurements

The results of the sample noise measurements are summarised in Table 4.

The main noise sources noted during the measurements were road traffic from Butler Street and Oldham Road, and noise contributions from the internal MVHR units.

Table 4 Summary of internal sample noise measurements

Ref	Room	Average internal noise level, L_{Aeq} (dB) 3 x 5 min		Comments
		Measured	Calculated night-time level ^[1]	
1	A-06-004 Living Room	35	-	Pass
2	A-06-004 Bedroom	31	28	Pass
3	A-05-002 Living room	33	-	Pass
4	A-05-002 Bedroom	33	30	Pass
5	A-04-007 Living room	31	-	Pass
6	A-04-007 Bedroom	29	26	Pass
7	A-03-003 Living room	35	-	Pass
8	A-03-003 Bedroom	35	32	Pass ^[2]
9	A-02-001 Bedroom	30	27	Pass
10	A-02-001 Living room	35	-	Pass
11	B-02-010 Bedroom	29	24	Pass

Ref	Room	Average internal noise level, L_{Aeq} (dB) 3 x 5 min		Comments
		Measured	Calculated night-time level ^[1]	
12	B-02-010 Living room	34	-	Pass
13	B-02-006 Bedroom	31	26	Pass
14	B-02-006 Living room	30	-	Pass
15	B-03-008 Living room	31	-	Pass
16	B-03-008 Bedroom	27	22	Pass
17	A-02-008 Bedroom	35	32	Pass ^[1]
18	A-02-008 Living room	36	-	Pass ^[2]
19	B-00-002 Bedroom	28	23	Pass
20	B-00-002 Living room	34	-	Pass
21	TB-08 Living room	31	-	Pass
22	TB-08 Bedroom	30	N/A ^[3]	Pass
23	TB-09 Living room	29	-	Pass
24	TB-09 Bedroom	30	N/A ^[3]	Pass

^[1] Calculated night-time levels have been corrected based on the results of the unattended noise monitoring (assuming the minimum difference between daytime and night-time noise levels would apply).

^[2] Considered a pass within 1-2 dB measurement tolerance.

^[3] Bedroom background noise levels have not been corrected for townhouses, as the unattended noise monitoring was undertaken during a separate period. Internal noise levels in the main blocks were typically 5 dB quieter during the night-time period, and the measured daytime noise levels achieve the night-time criteria. Therefore it is expected that the night-time noise level criteria would be achieved.

6.4 Discussion of results

Based on the raw measurement data obtained during the day, 7 out of 10 bedrooms met the relevant night-time internal noise limit (L_{Aeq} 30 dB). Following correction based on the unattended noise monitoring results, all bedrooms met the required internal noise limit (L_{Aeq} 30 dB).

All living rooms met the daytime internal noise limit (L_{Aeq} 35 dB).

On this basis, it is recommended that planning condition 17(b) is discharged.

Appendix A

Survey and equipment details

Equipment

The unattended and attended noise measurements were taken using two Rion NL-52 sound level meters and an NTI XL3 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-52/00932326	Rion	24 Apr 26	TCRT23/1806
Microphone	UC-59/09251	Rion	24 Apr 26	TCRT23/1806
Pre-amp	NH-25/32354	Rion	24 Apr 26	TCRT23/1806
Calibrator	NC-74/34536129	Rion	24 Apr 26	TCRT23/1576
Sound level meter	NL-52/01143564	Rion	12 Dec 26	TCRT24/1898
Microphone	UC-59/10153	Rion	12 Dec 26	TCRT24/1898
Pre-amp	NH-25/43581	Rion	12 Dec 26	TCRT24/1898
Calibrator	NC-74/34257023	Rion	12 Dec 26	TCRT24/1895

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.
- $L_{AFmax,T}$ The A-weighted maximum sound pressure level that occurred during a given period, T, with a fast time weighting.
- $L_{A90,T}$ The A-weighted sound pressure level exceeded for 90% of the measurement period. Indicative of the background sound level.

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 BS7445: Part 1: 2003 *Description and measurement of environmental noise, Part 1. Guide to quantities and procedures*.

Appendix B

Measurement locations



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

First floor



DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60mins vertical cavity barrier

Block A - Apartment Schedule_First

Level	Plot no.	BA Ref.	Type	Area
-------	----------	---------	------	------

Title	Planning Condition 17(b) measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	B
Marked-up by	Skylar Clark
Reviewed by	Jessica Wright
Date	1 September 2025
Mark-up key laboratory ratings	
XX	Measurement location
SANDY BROWN	
Consultants in Acoustics, Noise & Vibration	

VERTICAL CAVITY BARRIERS TO BE REVIEWED
AND APPROVED BY FIRE CONSULTANT PRIOR
TO INSTALLATION

Block A
unattended
noise
monitoring

P08	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P07	28.06.23	SD	Stage 4B/4C - Core updated to reflect Orora lift sizing
P06	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Connex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P05	22.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P04	21.06.22	SD	Bathroom and kitchen types shown. Changes to notation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted.
P03	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P02	29.04.22	SD	Updates to window sizing and positioning to suit daylighting requirements. Uncoordinated column positions shown for information.
P01	19.04.22	LB	Issued for information

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Project Title	This City Residential Development, Ancoats, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

Drawing ref Residential Block A - First Floor Plan

Date	07/09/2023 17:11:11	Scale	1 : 100
Checker	BT	Orig Paper Size	A1

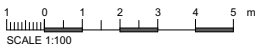
Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-A-01-DP-A- 02301- P08

02301 First Floor Plan

1 : 100





Note:
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Second floor

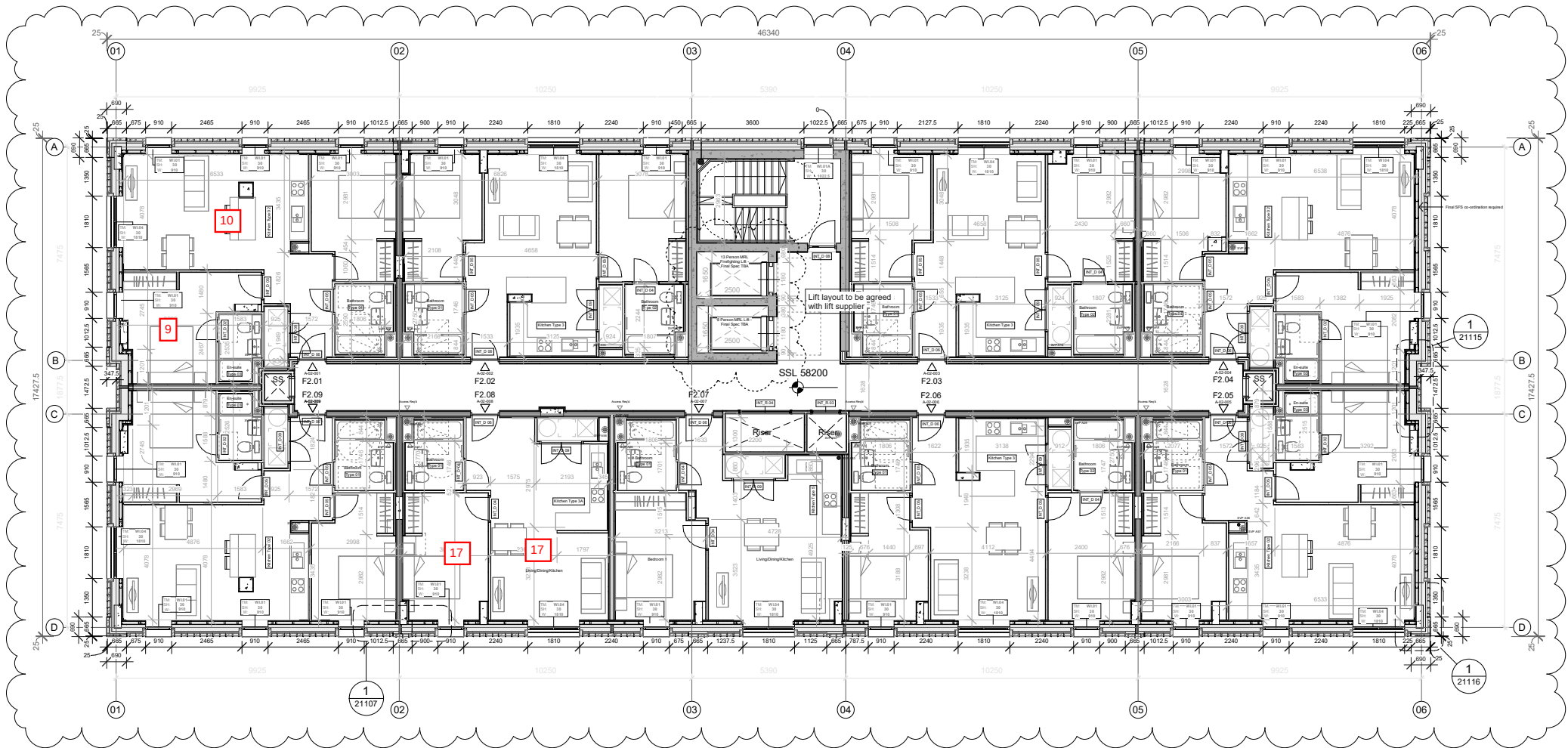


DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60mins vertical cavity barrier



Block A - Apartment Schedule_Second

Level	Plot no.	BA Ref.	Type	Area
Title				
Planning Condition 17(b) measurement locations				
Project				
Rodney Street - Construction				
Project no.				
22013				
Version				
B				
Marked-up by				
Skylar Clark				
Reviewed by				
Jessica Wright				
Date				
1 September 2025				
Mark-up key laboratory ratings				
XX Measurement location				
SANDY BROWN				
Consultants in Acoustics, Noise & Vibration				

REVIEWED AND APPROVED BY FIRE
CONSULTANT PRIOR TO INSTALLATION

P08	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P07	28.06.23	SD	Stage 4B/4C - Core updated to reflect Orana lift sizing
P06	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Cornex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P05	22.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P04	21.06.22	SD	Bathroom and kitchen types shown. Changes to rotation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted
P03	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P02	29.04.22	SD	Updates to window sizing and positioning to suit daylighting requirements. Uncoordinated column positions shown for information.
P01	19.04.22	LB	Issued for information

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Project Title	This City Residential Development, Ancots, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

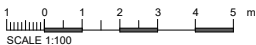
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Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-A-02-DP-A- 02302- P08





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Third floor

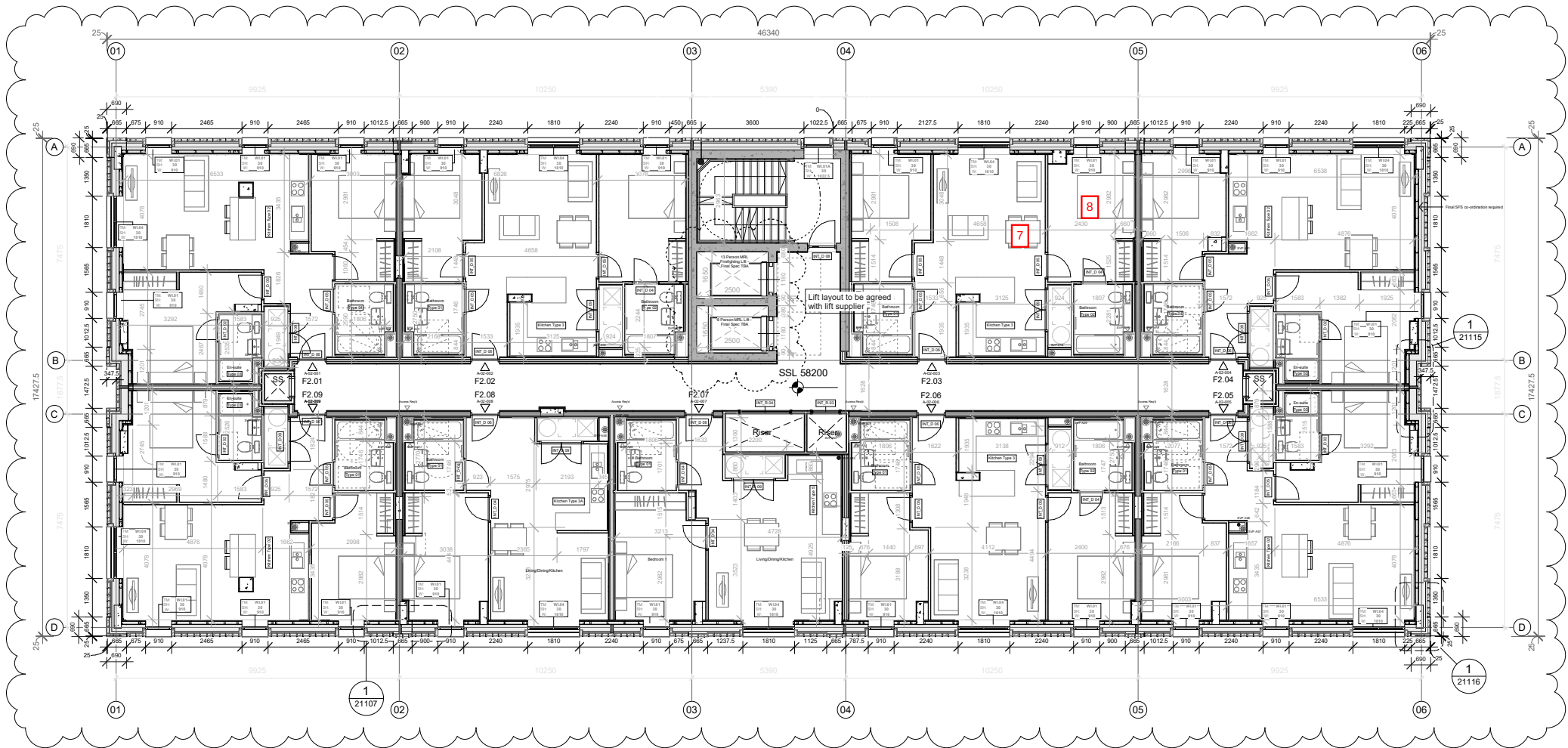


DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60mins vertical cavity barrier



Block A - Apartment Schedule_Second

Level	Plot no.	BA Ref.	Type	Area
Title				
Planning Condition 17(b) measurement locations				
Project				
Rodney Street - Construction				
Project no.				
22013				
Version				
B				
Marked-up by				
Skylar Clark				
Reviewed by				
Jessica Wright				
Date				
1 September 2025				
Mark-up key laboratory ratings				
XX Measurement location				
SANDY BROWN				
Consultants in Acoustics, Noise & Vibration				

REVIEWED AND APPROVED BY FIRE
CONSULTANT PRIOR TO INSTALLATION

P08	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P07	28.06.23	SD	Stage 4B/4C - Core updated to reflect Orana lift sizing
P06	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Cornex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P05	22.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P04	21.06.22	SD	Bathroom and kitchen types shown. Changes to rotation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted
P03	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P02	29.04.22	SD	Updates to window sizing and positioning to suit daylighting requirements. Uncoordinated column positions shown for information.
P01	19.04.22	LB	Issued for information

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Project Title	This City Residential Development, Ancots, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

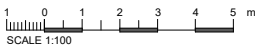
Drawing ref Residential Block A - Second to Seventh Floor Plan

Date 07/09/2023 16:49:12 Scale 1 : 100
Checker BT Orig Paper Size A1

Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-A-02-DP-A- 02302- P08





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Fourth floor

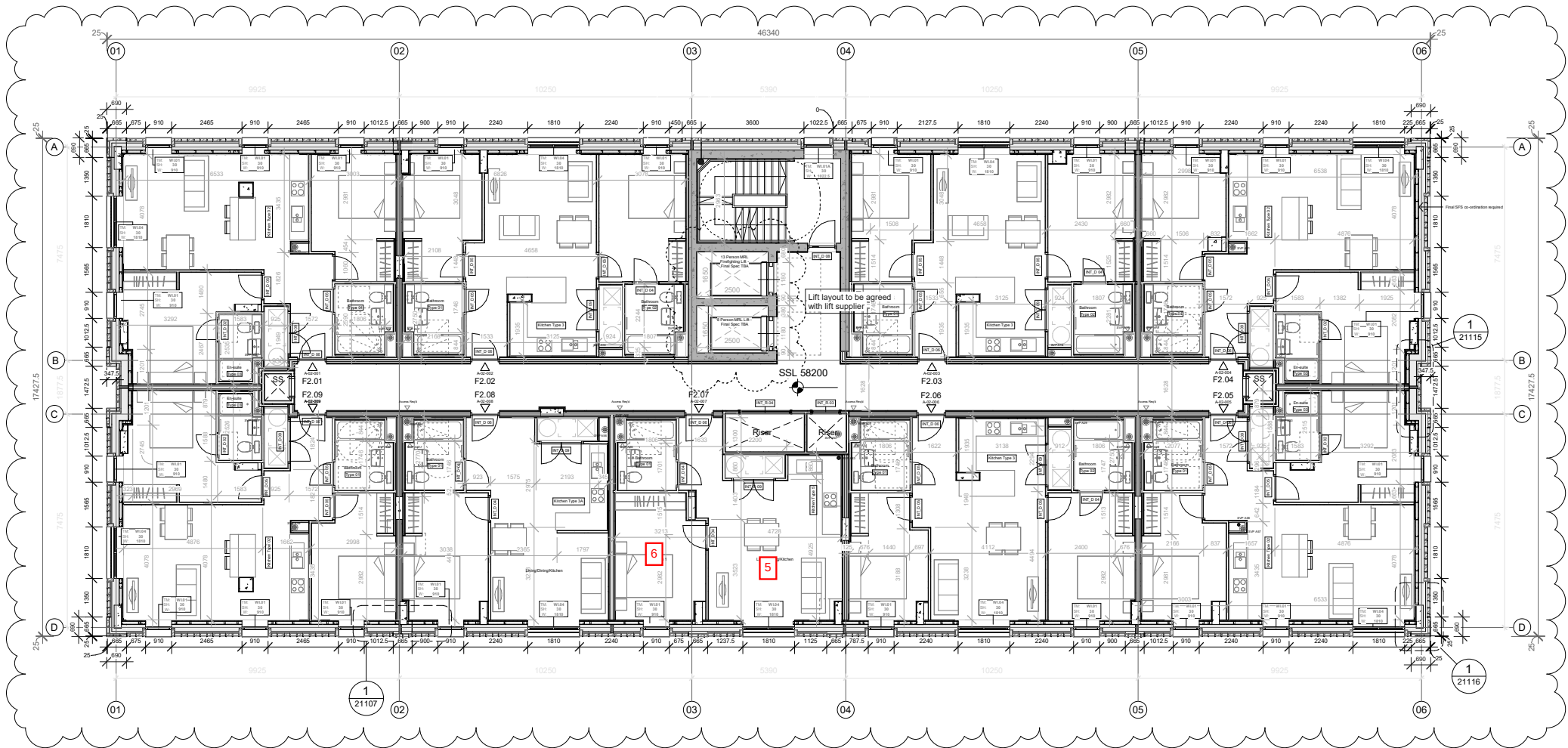


DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60mins vertical cavity barrier



Block A - Apartment Schedule_Second

Level	Plot no.	BA Ref.	Type	Area
-------	----------	---------	------	------

Title	Planning Condition 17(b) measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	B
Marked-up by	Skylar Clark
Reviewed by	Jessica Wright
Date	1 September 2025
Mark-up key laboratory ratings	
XX	Measurement location
SANDY BROWN	
Consultants in Acoustics, Noise & Vibration	

REVIEWED AND APPROVED BY FIRE
CONSULTANT PRIOR TO INSTALLATION

P08	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P07	28.06.23	SD	Stage 4B/4C - Core updated to reflect Orona lift sizing
P06	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Cornex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P05	22.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
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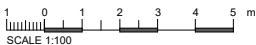
Drawing ref Residential Block A - Second to Seventh Floor Plan

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Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

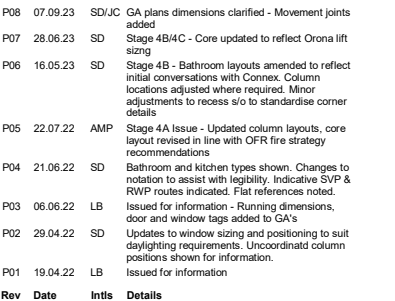
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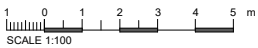
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Drawing ref Residential Block A - Second to Seventh Floor Plan

Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-A-02-DP-A- 02302- P08





Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Sixth floor

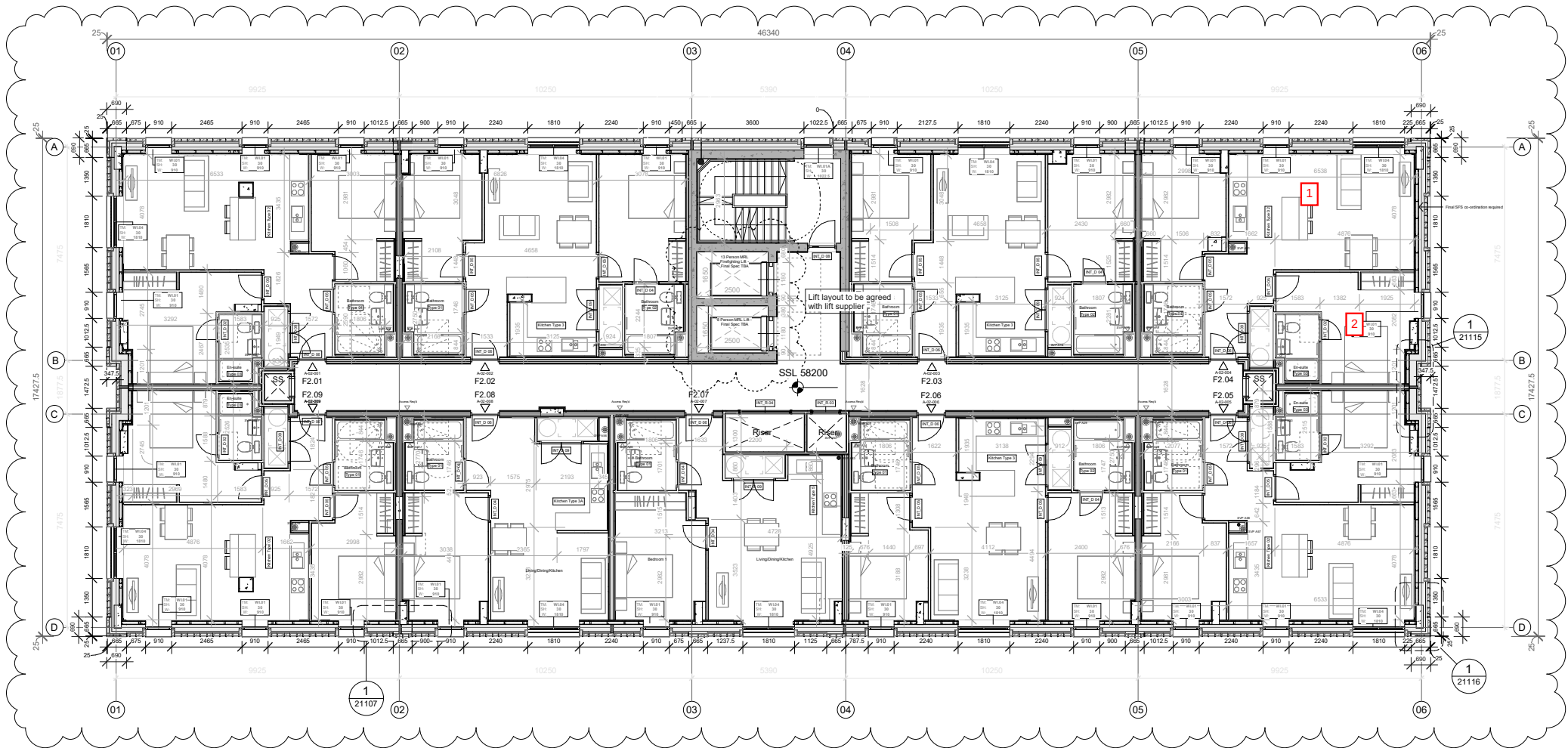


DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60mins vertical cavity barrier



Block A - Apartment Schedule_Second

Level	Plot no.	BA Ref.	Type	Area
Title				
Planning Condition 17(b) measurement locations				
Project				
Rodney Street - Construction				
Project no.				
22013				
Version				
B				
Marked-up by				
Skylar Clark				
Reviewed by				
Jessica Wright				
Date				
1 September 2025				
Mark-up key laboratory ratings				
XX Measurement location				
SANDY BROWN				
Consultants in Acoustics, Noise & Vibration				

REVIEWED AND APPROVED BY FIRE
CONSULTANT PRIOR TO INSTALLATION

P08	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P07	28.06.23	SD	Stage 4B/4C - Core updated to reflect Orona lift sizing
P06	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Cornex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P05	22.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P04	21.06.22	SD	Bathroom and kitchen types shown. Changes to rotation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted
P03	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P02	29.04.22	SD	Updates to window sizing and positioning to suit daylighting requirements. Uncoordinated column positions shown for information.
P01	19.04.22	LB	Issued for information

Rev Date Ints Details

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Project Title	This City Residential Development, Ancots, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

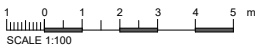
Drawing ref Residential Block A - Second to Seventh Floor Plan

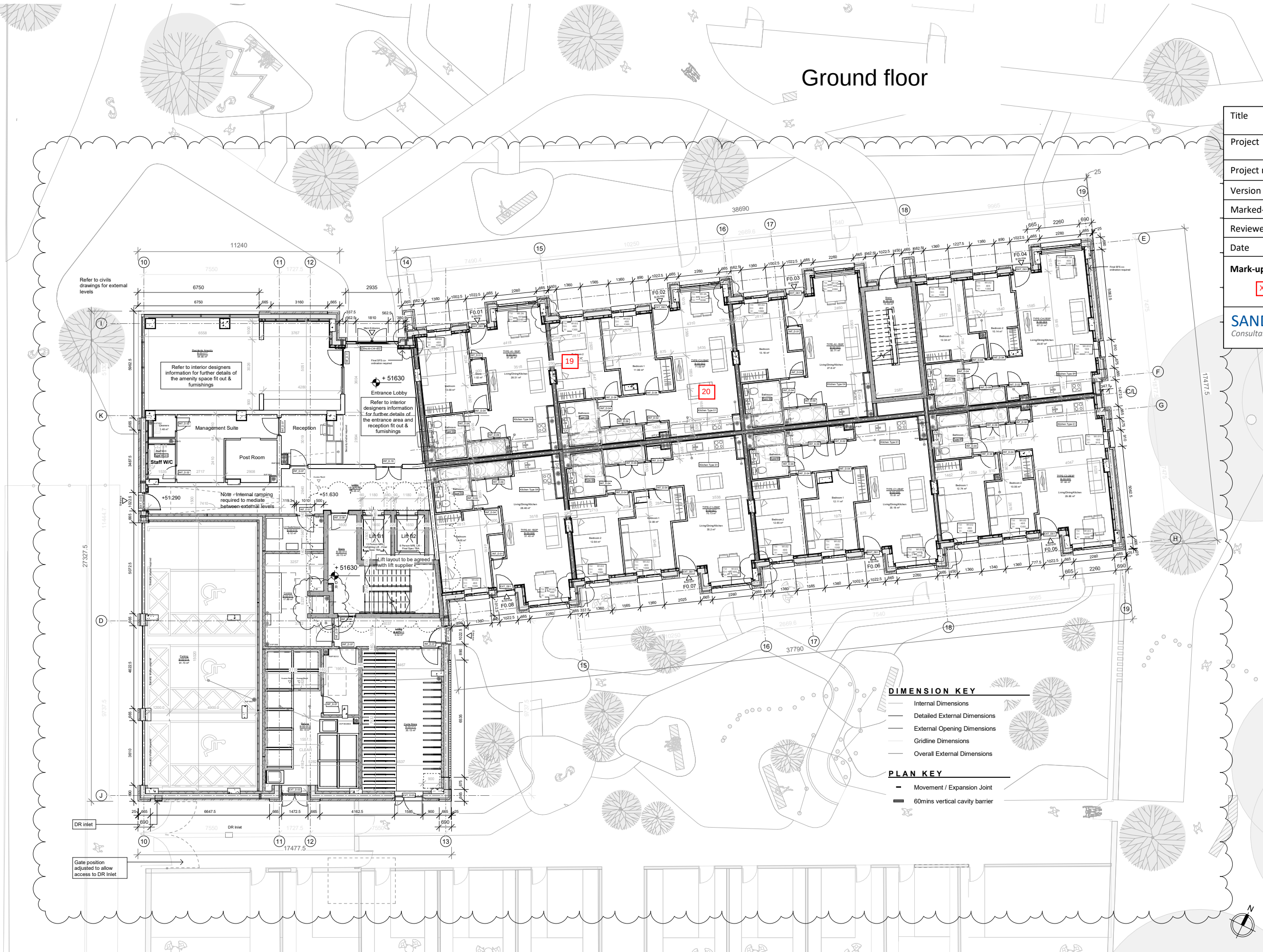
Date 07/09/2023 16:49:12 Scale 1 : 100
Checker BT Orig Paper Size A1

Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-A-02-DP-A- 02302- P08





Ground floor

Block B - Apartment Area Schedule - Ground

Level	Plot No.	BA Ref.	Type	Area
Title				
Planning Condition 17(b) measurement locations				
Project				
Rodney Street - Construction				
Project no.				
22013				
Version				
B				
Marked-up by				
Skylar Clark				
Reviewed by				
Jessica Wright				
Date				
1 September 2025				
Mark-up key laboratory ratings				
XX Measurement location				
SANDY BROWN				
Consultants in Acoustics, Noise & Vibration				

BATHROOM LAYOUTS AND POSITIONING TO BE AGREED WITH CONNEX.

DRY RISER DETAIL DESIGN BY OTHERS - ROUTE SHOWN INDICATIVELY

VERTICAL CAVITY BARRIERS TO BE REVIEWED AND APPROVED BY FIRE CONSULTANT PRIOR TO INSTALLATION

P08	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P07	26.06.23	SD	Stage 4B/4C - Updated layouts to reflect revised drainage layouts. Lift layout revised to suit Orora specification.
P06	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Connex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P05	21.04.23	SD	Door refs updated to suit door schedule, parking layout amended to suit planning updates & amenity space shown in abeyance
P04	29.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P03	22.06.22	SD	Bathroom and kitchen types shown. Changes to notation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted.
P02	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P01	29.04.22	LB	Preliminary Issue
Rev	Date	Ints	Details

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Project Title	This City residential development, Ancoats, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

Drawing ref Residential Block B - Ground Floor Plan

Date	07/09/2023 17:16:10	Scale	1 : 100
Checker	LB	Orig Paper Size	A1

Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-B-00-DP-A- 02400- P08



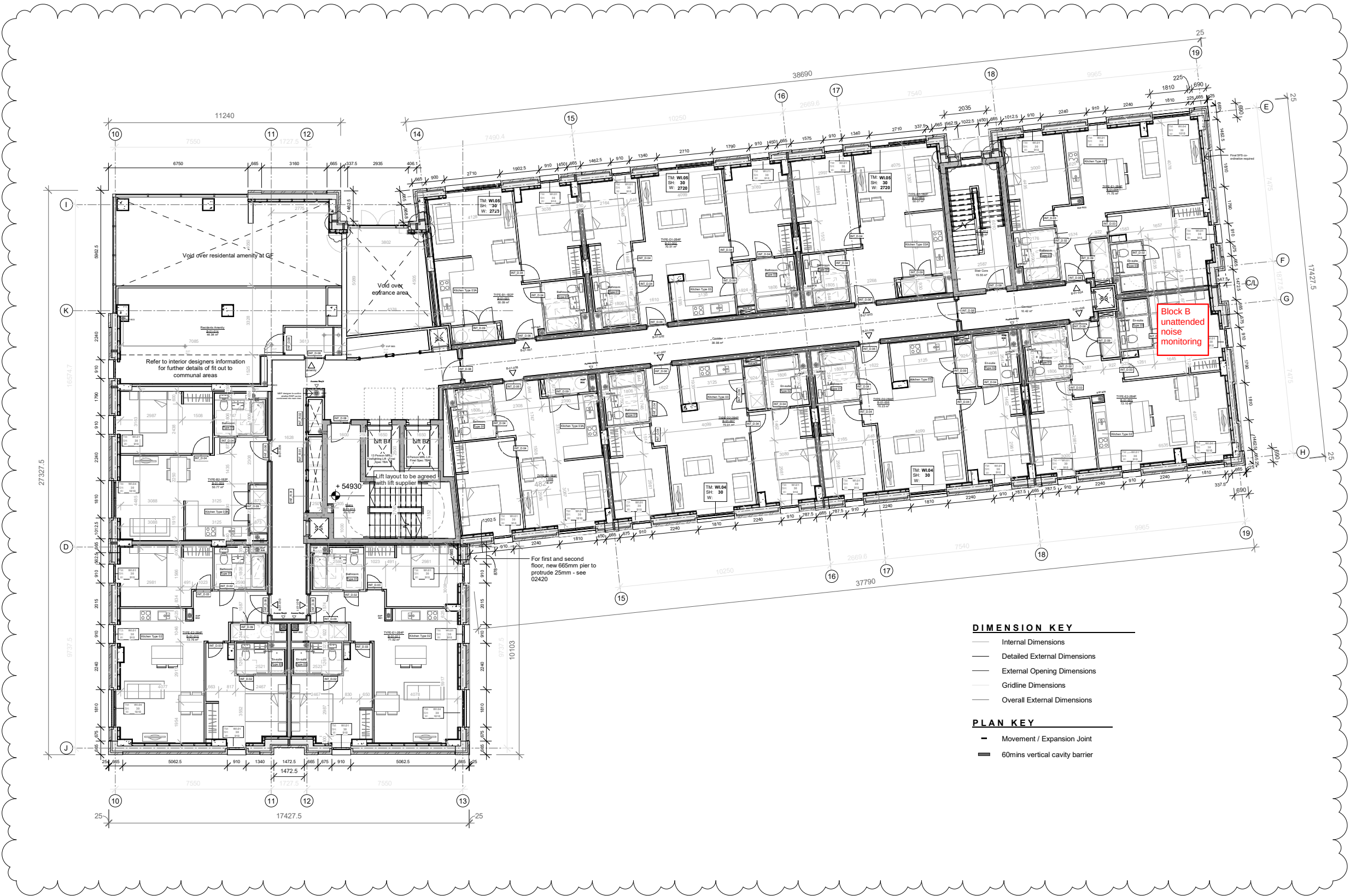
Note:
Do Not Scale from this drawing.
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If in doubt please ask.

First floor

Block B - Apartment Area Schedule - First				
Level	Plot No.	Number	Name	Area

Title	Planning Condition 17(b) measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	B
Marked-up by	Skylar Clark
Reviewed by	Jessica Wright
Date	1 September 2025
Mark-up key laboratory ratings	
XX Measurement location	
SANDY BROWN	
Consultants in Acoustics, Noise & Vibration	

REVIEWED AND APPROVED BY FIRE
CONSULTANT PRIOR TO INSTALLATION



P07	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P06	28.06.23	SD	Stage 4B/4C - Updated layouts to reflect revised drainage layouts. Lift layout revised to suit Orora lift specification.
P05	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Connex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P04	29.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P03	22.06.22	SD	Bathroom and kitchen types shown. Changes to notation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted.
P02	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P01	29.04.22	LB	Preliminary Issue

Rev Date Ints Details

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Project Title	This City residential development, Ancoats, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

Drawing ref Residential Block B - First Floor Plan

Date	07/09/2023 17:16:14	Scale	1 : 100
Checker	LB	Orig Paper Size	A1

Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

1 0 1 2 3 4 5 m
SCALE 1:100



Note:
Do Not Scale from this drawing.
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Second floor

Block B - Apartment Area Schedule - Second				
Level	Plot No.	Number	Name	Area

Title	Planning Condition 17(b) measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	B
Marked-up by	Skylar Clark
Reviewed by	Jessica Wright
Date	1 September 2025

Mark-up key laboratory ratings

XX Measurement location

SANDY BROWN
Consultants in Acoustics, Noise & Vibration

VERTICAL CAVITY BARRIERS TO BE
REVIEWED AND APPROVED BY FIRE
CONSULTANT PRIOR TO INSTALLATION

P07	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P06	28.06.23	SD	Stage 4B/4C - Updated layouts to reflect revised drainage layouts. Lift layout revised to suit Orona lift specification.
P05	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Connex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P04	29.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P03	22.06.22	SD	Bathroom and kitchen types shown. Changes to notation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted.
P02	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P01	29.04.22	LB	Preliminary Issue

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Project Title This City residential development, Ancoats, Manchester
Client Wates Construction Ltd
Location Land to the west of Rodney Street, Manchester, M4 6JJ

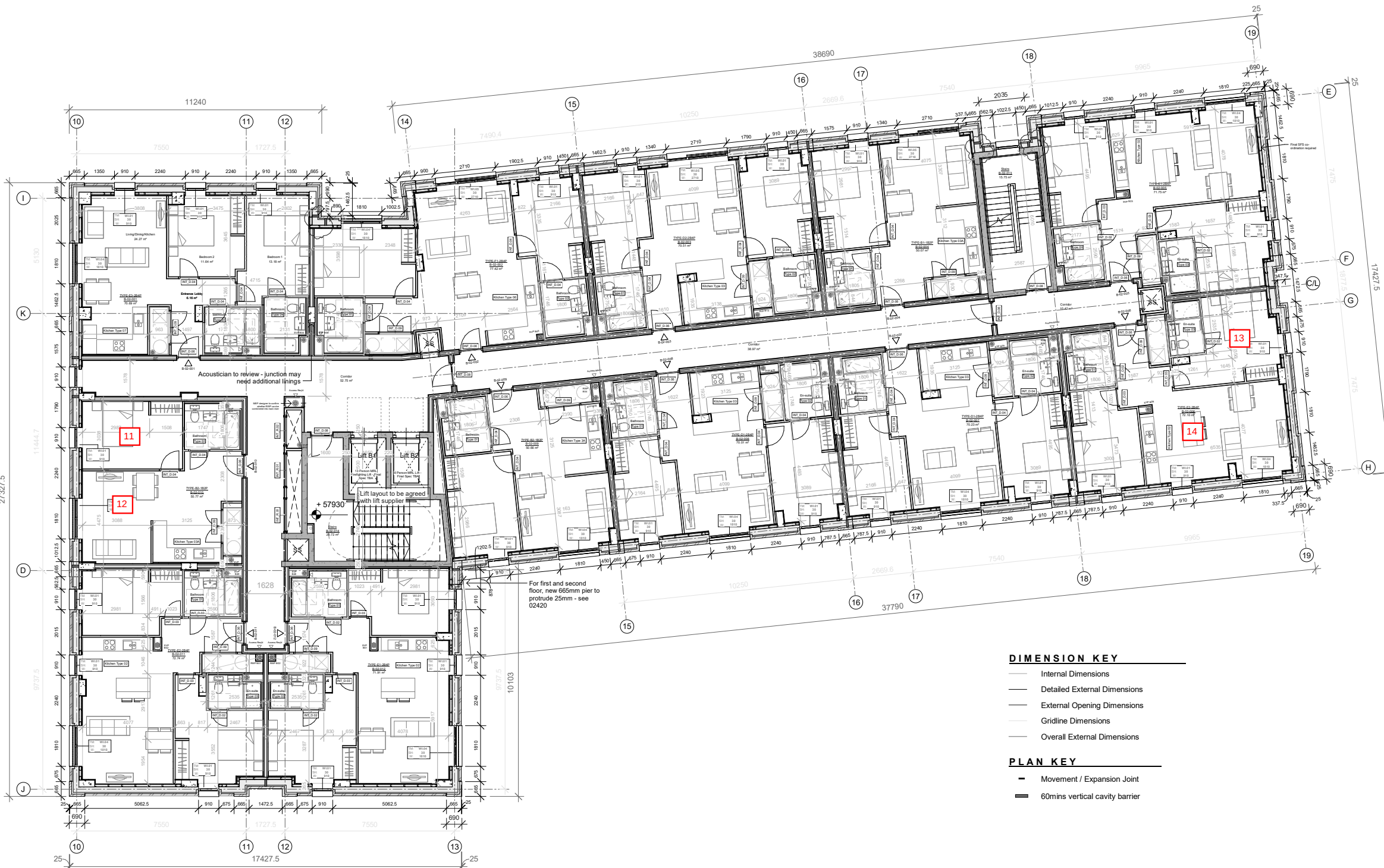
Drawing ref Residential Block B - Second Floor Plan

Date 07/09/2023 17:16:18 Scale 1 : 100
Checker LB Orig Paper Size A1

Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-B-02-DP-A- 02402- P07



1 0 1 2 3 4 5 m
SCALE 1:100



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Third floor

Block B - Apartment Area Schedule - Third				
Level	Plot No.	Number	Name	Area

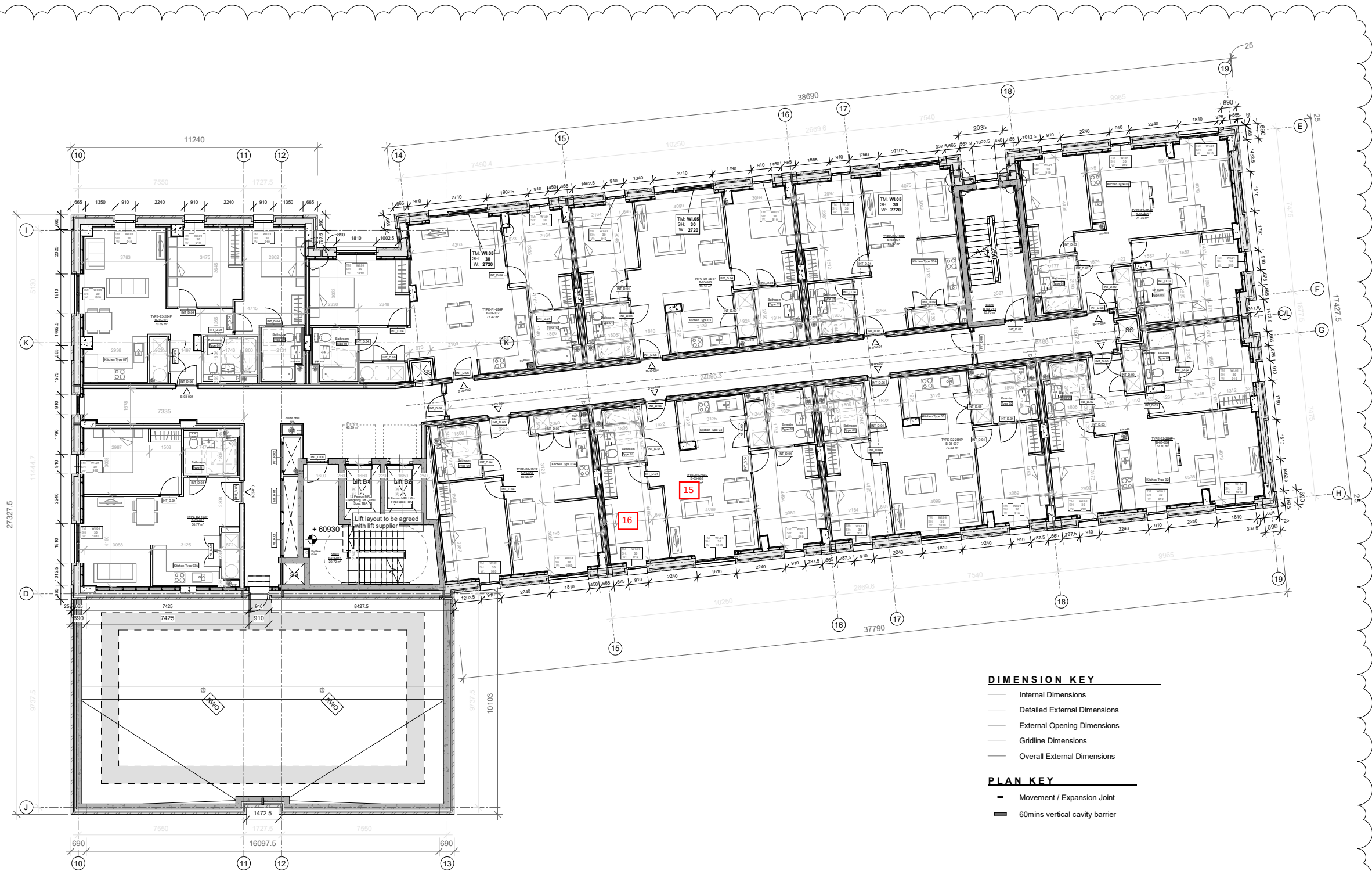
Title	Planning Condition 17(b) measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	B
Marked-up by	Skylar Clark
Reviewed by	Jessica Wright
Date	1 September 2025

Mark-up key laboratory ratings

XX Measurement location

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Consultants in Acoustics, Noise & Vibration

REVIEWED AND APPROVED BY FIRE
CONSULTANT PRIOR TO INSTALLATION



DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60mins vertical cavity barrier

P07	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P06	28.06.23	SD	Stage 4B/4C - Updated layouts to reflect revised drainage layouts. Lift layout revised to suit Orona lift specification.
P05	16.05.23	SD	Stage 4B - Bathroom layouts amended to reflect initial conversations with Connex. Column locations adjusted where required. Minor adjustments to recess s/o to standardise corner details
P04	29.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P03	22.06.22	SD	Bathroom and kitchen types shown. Changes to notation to assist with legibility. Indicative SVP & RWP routes indicated. Flat references noted.
P02	06.06.22	LB	Issued for information - Running dimensions, door and window tags added to GA's
P01	29.04.22	LB	Preliminary Issue

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Project Title	This City residential development, Ancoats, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

Drawing ref Residential Block B - Third Floor Plan

Date 07/09/2023 17:16:23 Scale 1 : 100
Checker LB Orig Paper Size A1

Job No: 9139 Status S2

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-B-03-DP-A- 02403- P07





Note:
Do Not Scale from this drawing.
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If in doubt please ask.

Townhouses

TYPE-T1-4B7P
TYPE-T2-3B5P

Title	Planning Condition 17(b) measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	B
Marked-up by	Skylar Clark
Reviewed by	Jessica Wright
Date	1 September 2025
Mark-up key laboratory ratings	
XX	Measurement location
SANDY BROWN Consultants in Acoustics, Noise & Vibration	

acoustician's requirements. Please refer to Sandy Brown reports and memos for further details.

Drainage

SVP LOCATIONS SHOWN INDICATIVELY REFER TO MEP DESIGNERS DRAWINGS

RWP TA01 - RWP TA11 ARE RECESSED ALUMINIUM RWPS (100mm x 100mm)

RWP TA12 - INTERNAL STANDARD DIA RWP (75mm)

Other

All internal blockwork to be sealed with a continuous 6mm coat of Gyproc SoundCoat (Refer to 21000 series for further details)

Gas membrane detailing shown indicatively from initial conversations with Premcrete - specialist involvement awaited. Refer to 21000 series for further details.

Single ply membrane spec for T1 flat roof and terrace to be finalised following joists / insulation specification.

C02	07.10.24	JC	Additional dimensions added
C01	25.07.24	JC/CM	Drawing status changed to AS
P15	12.07.24	SD	Corrected notation around lightweight brickwork
P14	31.05.24	JC	revisions to Type 1 store, radiator positions, patressing
P13	10.05.24	SD	WT.02 / Brick Recess location amended as per client instruction
P12	28.02.24	SD/JC	Patressing Layouts added
P11	20.02.24	SD/JC	Movement joints / periscope vent locations updated to suit SE mark-up
P10	09.02.24	SD/JC	Periscope vent locations added
P9	05.10.23	SD/JC	Movement joints added to internal blockwork
P8	13.09.23	SD/JC	Movement joints added / Gable end moved by 112.5mm / Cavity barriers added
P7	12.07.23	SD	RWP positions clarified
P6	13.06.23	SD	Changes to suit minor updates to Gas
P5	19.10.22	SD	External wall amendments to blockwork/full fill construction.
P4	05.08.22	AMP	Stage 4A issue
P3	24.06.22	AMP	Additional tags added for clarity, SVP locations indicated, bathroom and kitchen layouts updated to suit
P2	06.06.22	SD	Kitchen layout update. Dimensions and Tags added.
P1	20.05.22	SD	Preliminary Issue

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Project Title	This City residential development, Ancoats, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

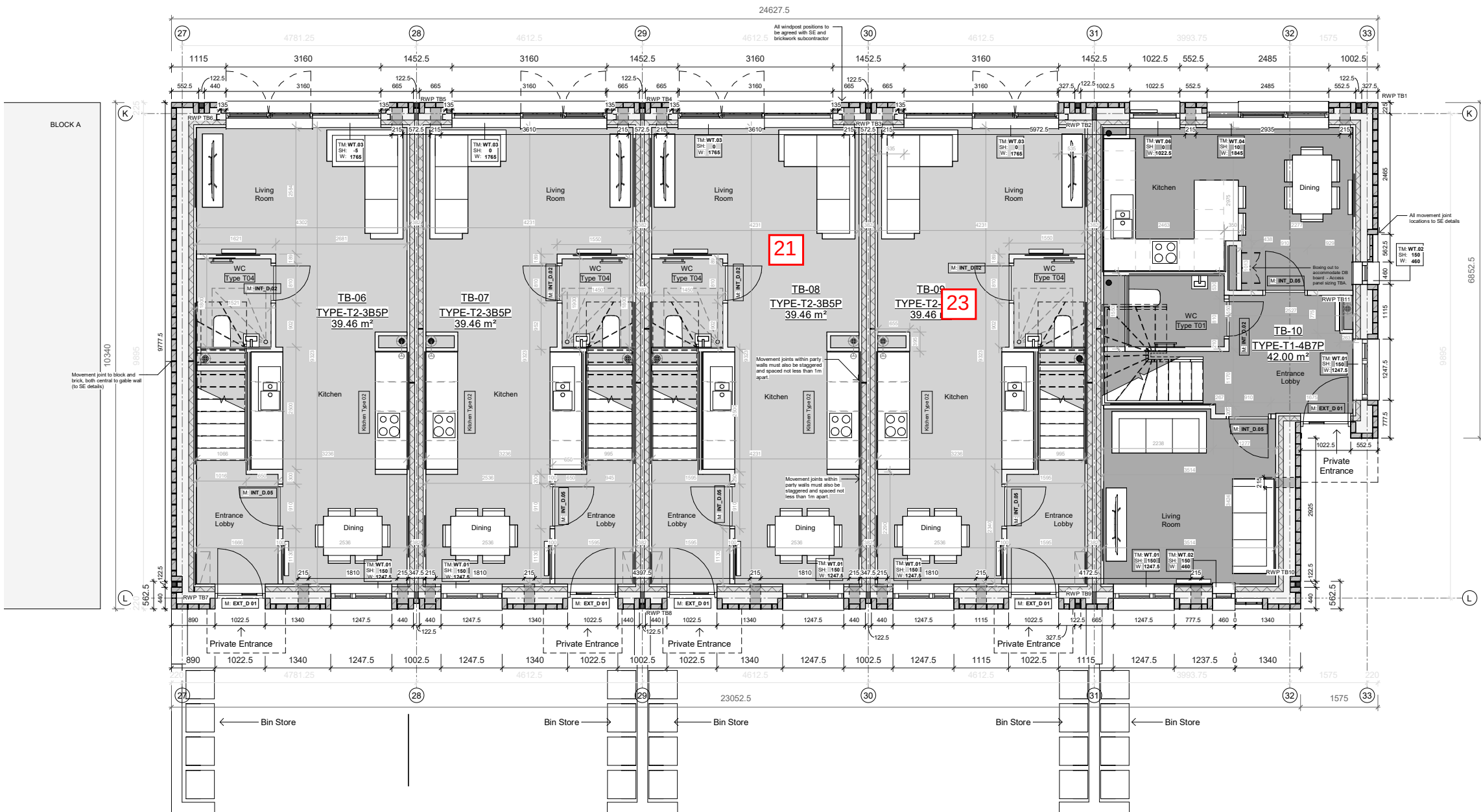
Drawing ref Townhouses Block B - Ground Floor Plan

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Checker	BT	Orig Paper Size	A1

Job No: 9139 Status A5

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-TB-00-DP-A- 02600- C02



DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60 Minute Vertical Cavity Barrier - see 68520
- Periscope Underfloor Vent
- Patress board

0.5 0 0.5 1 1.5 2 2.5 m
SCALE 1:50

02600 - Ground Floor Plan

1:50



Note:
Do Not Scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Townhouses

TYPE-T1-4B7P
TYPE-T2-3B5P

Title	Planning Condition 17(b) measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	B
Marked-up by	Skylar Clark
Reviewed by	Jessica Wright
Date	1 September 2025
Mark-up key laboratory ratings	
XX	Measurement location
SANDY BROWN	
Consultants in Acoustics, Noise & Vibration	

acoustician's requirements. Please refer to Sandy Brown reports and memos for further details.

Drainage

SVP LOCATIONS SHOWN INDICATIVELY REFER TO MEP DESIGNERS DRAWINGS

RWP TA01 - RWP TA11 ARE RECESSED ALUMINIUM RWPS (100mm x 100mm)

RWP TA12 - INTERNAL STANDARD DIA RWP (75mm)

Other

All internal blockwork to be sealed with a continuous 6mm coat of Gyproc SoundCoat (Refer to 21000 series for further details)

Gas membrane detailing shown indicatively from initial conversations with Premcrete - specialist involvement awaited. Refer to 21000 series for further details.

Single ply membrane spec for T1 flat roof and terrace to be finalised following joists / insulation specification.

C02	07.10.24	JC	Additional dimensions added
C01	25.07.24	JC/CM	Drawing status changed to A5
P11	29.05.24	JC	Pattringing added to back of wardrobes
P10	10.05.24	SD	WT.02 / Brick Recess location amended as per client instruction
P9	16.04.24	DW	FF WT.02 / Brick Recess location amended
P8	28.02.24	SD/JC	Pattringing Layouts added
P7	05.10.23	SD/JC	Movement joints added to internal blockwork
P6	13.09.23	SD/JC	Movement joints added / Gable end moved by 112.5mm / Cavity barriers added
P5	19.10.22	SD	External wall amendments to blockwork/full fill construction.
P4	05.08.22	AMP	Stage 4A issue
P3	24.06.22	AMP	Additional tags added for clarity, SVP locations indicated, bathroom and kitchen layouts updated to suit.
P2	06.06.22	SD	Kitchen layout update. Dimensions and Tags added.
P1	20.05.22	SD	Preliminary Issue

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Project Title	This City residential development, Ancoats, Manchester
Client	Wates Construction Ltd
Location	Land to the west of Rodney Street, Manchester, M4 6JJ

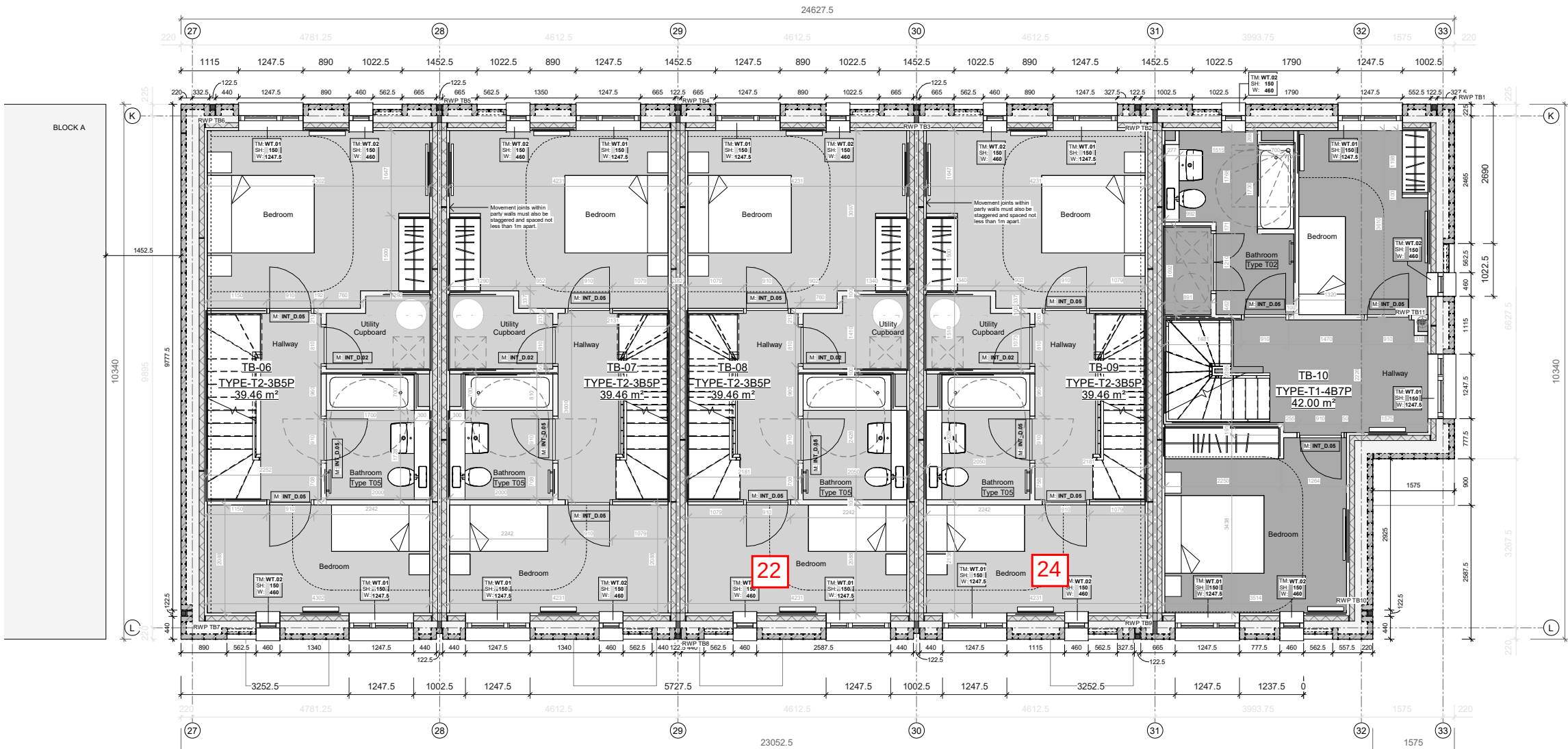
Drawing ref Townhouses Block B - First Floor Plan

Date	07/10/2024 15:58:45	Scale	As indicated
Checker	Checker	Orig Paper Size	A1

Job No: 9139 Status A5

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

RODSTA-BUT-TB-01-DP-A- 02601- C02



DIMENSION KEY

- Internal Dimensions
- Detailed External Dimensions
- External Opening Dimensions
- Gridline Dimensions
- Overall External Dimensions

PLAN KEY

- Movement / Expansion Joint
- 60 Minute Vertical Cavity Barrier - see 68520
- Pattring board

02601 First Floor Plan

1 : 50

