MEMO

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Ref: P22-313-M05v1

Project: Land off Louisa Street Works, Openshaw

Date: 11 August 2025

To: Oliver Chan, Ryan Eastham, Paul Sinclair – Westchurch Homes Ltd

From: David Thurstan BSc MIOA – Principal Consultant

Subject: **Acoustic Verification Assessment – Plots 54-71**

1. The approved residential development at former Louisa Street Works was granted permission in June 2023, as per planning reference 134775/FO/2022.

Planning Condition

2. The following condition relates to a scheme of noise mitigation for the development.

   "16) a) The development shall be implemented in accordance with the noise attenuation measures within Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022 before first occupation of the residential units.

   b) Prior to first occupation of the residential units which have been acoustically insulated, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved noise impact assessment report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria."

3. As detailed in Hepworth Acoustics technical memo P22-313-M02v1, Plots 1-19 and 30-53 can be occupied without the need for a verification report, as no noise mitigation measures are to be undertaken to these plots, and therefore may be taken to conform to the requirements of the approved noise impact assessment report. Plots not requiring enhance mitigation are indicated in the enclosed figure.

Noise Criteria

4. This memo specifically details the results of validation testing undertaken to confirm compliance with the internal noise criteria as set out in our approved report P22-313-R01v2 dated August 2022 for Plots 54-71.

5. The following noise criteria were set out within the approved report to control potential noise from nearby commercial premises (i.e. Venus Foods Ltd Cash and Carry)and was adopted with windows closed and trickle ventilation provided:

   - Non-anonymous daytime noise below 30 dB $L_{Aeq,16hr}$ inside living rooms and bedrooms, 35 dB $L_{Aeq,16hr}$ inside dining rooms; and

- Non-anonymous night-time noise levels not exceeding 25 dB $L_{Aeq,8hr}$ and generally not exceeding 40 dB L_{AFmax} in bedrooms.

Noise Survey

6. Automatic data-logging sound analysers were installed in available plots overlooking Venus Foods Ltd Cash and Carry to measure noise levels in consecutive 5-minute periods from approximately 13:30 hours on Tuesday 05 to 12:30 hours on Wednesday 06 August 2025. The plots used in the assessment are considered to have the least obstructed view of potential activities at Venus Foods Ltd. It was noted during the installation that Venus Foods vans were parked at the premises.

7. The noise measurements were carried out with NTi XL2 'Class 1' Sound Level Meters (serial no. A2A-20228-E0 & A2A-20361-E0) located the centre of the room and at a microphone height of approximately 1.4m above floor level. Calibration checks were carried out both before and after the measurement periods with no variance in levels noted. Audio was also recorded during the monitoring period to help identify noise sources contributing to the measured noise levels.

8. The rooms were decorated and the bedroom carpeted, but empty and unfurnished.

9. Weather conditions during the measurements were generally dry, warm (11-16°C), overcast, and calm (<4m/s south-westerly breeze). Although, there was rain showers before the start of the survey period, the rain had stopped and remained dry for the whole of the survey. Therefore, the weather conditions during the noise survey were suitable for the purposes of determining the existing noise climate.

10. A summary of the noise levels measured over the daytime and night-time periods is shown in Table 1, with full results enclosed. The plots are highlighted in the enclosed Figure 1.

Table 1: Summary of Measured Noise Levels (dB)

Location	Night-time		Daytime
	L_{AFmax}	$L_{Aeq,8hr}$	$L_{Aeq,16hr}$
Plot 70 – Bedroom (second floor)	17 – 39	18	20
Plot 71 – Bedroom 2 (second floor)	17 – 36	18	20

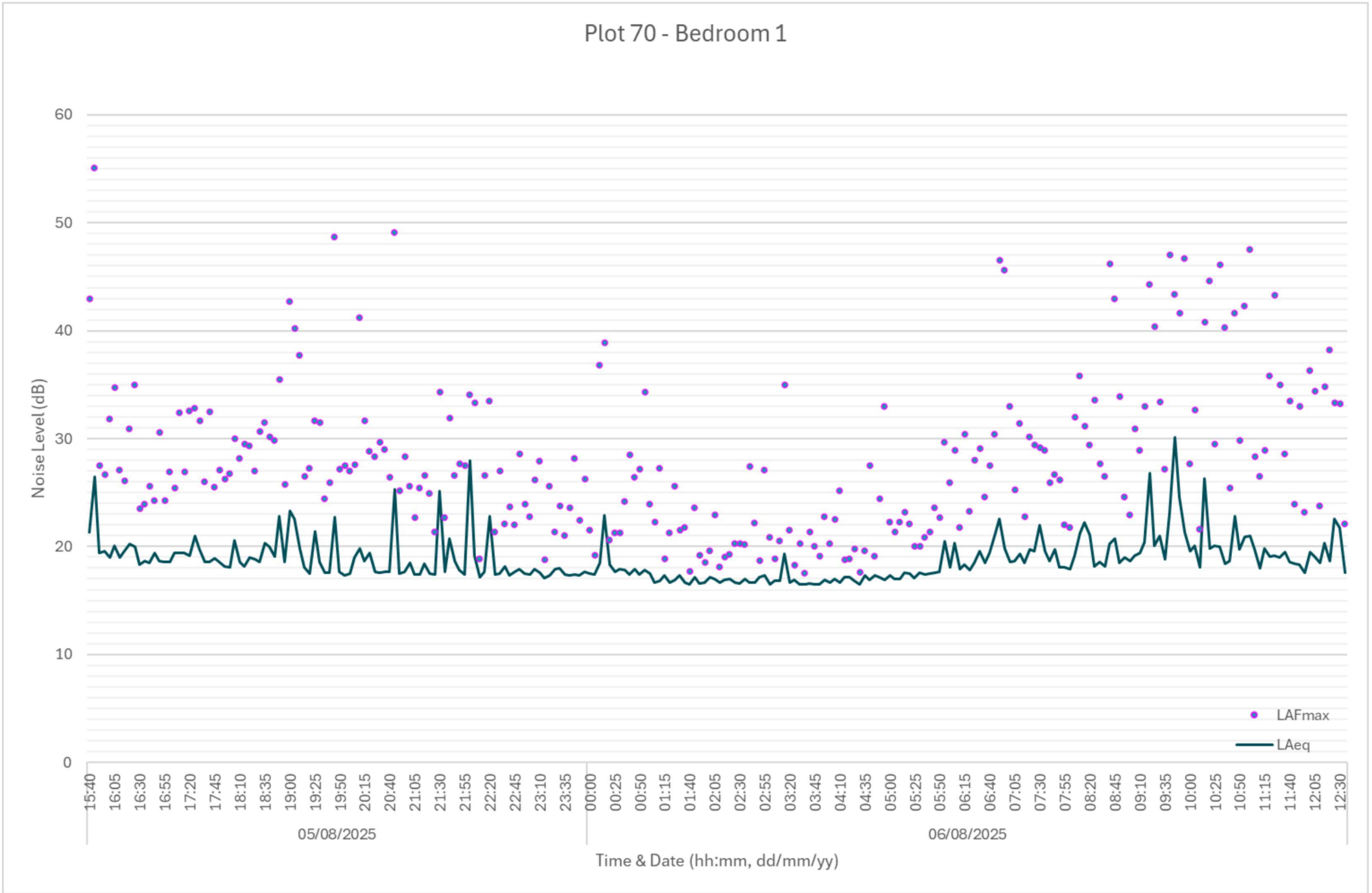
11. These are very low levels of noise with no considerable variation in noise level, during the daytime and at night. From review of the audio the noise climate was generally distant road traffic, occasional overhead aircraft and other extraneous intermittent sources such as loud motorbike. Any noise from Venus Foods was generally inaudible. There were also a few internal peaks noted, likely due to thermal expansion.

12. The 10th highest maximum at night was 26 dB L_{AFmax}, this is 14 dB below the night-time peak noise criteria.

Conclusion

13. The results of the noise measurements demonstrate that the installed glazing and ventilation scheme meets the noise criteria required by Condition 16 of the Planning Approval.

14. We therefore conclude that the requirements of the planning conditions have been met and no further works are required.


Plot 70 - Bedroom 1
Noise Level (dB)
60
50
40
30
20
10
0
LAFmax
LAeq
15:40
16:05
16:30
16:55
17:20
17:45
18:10
18:35
19:00
19:25
19:50
20:15
20:40
21:05
21:30
21:55
22:20
22:45
23:10
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06:40
07:05
07:30
07:55
08:20
08:45
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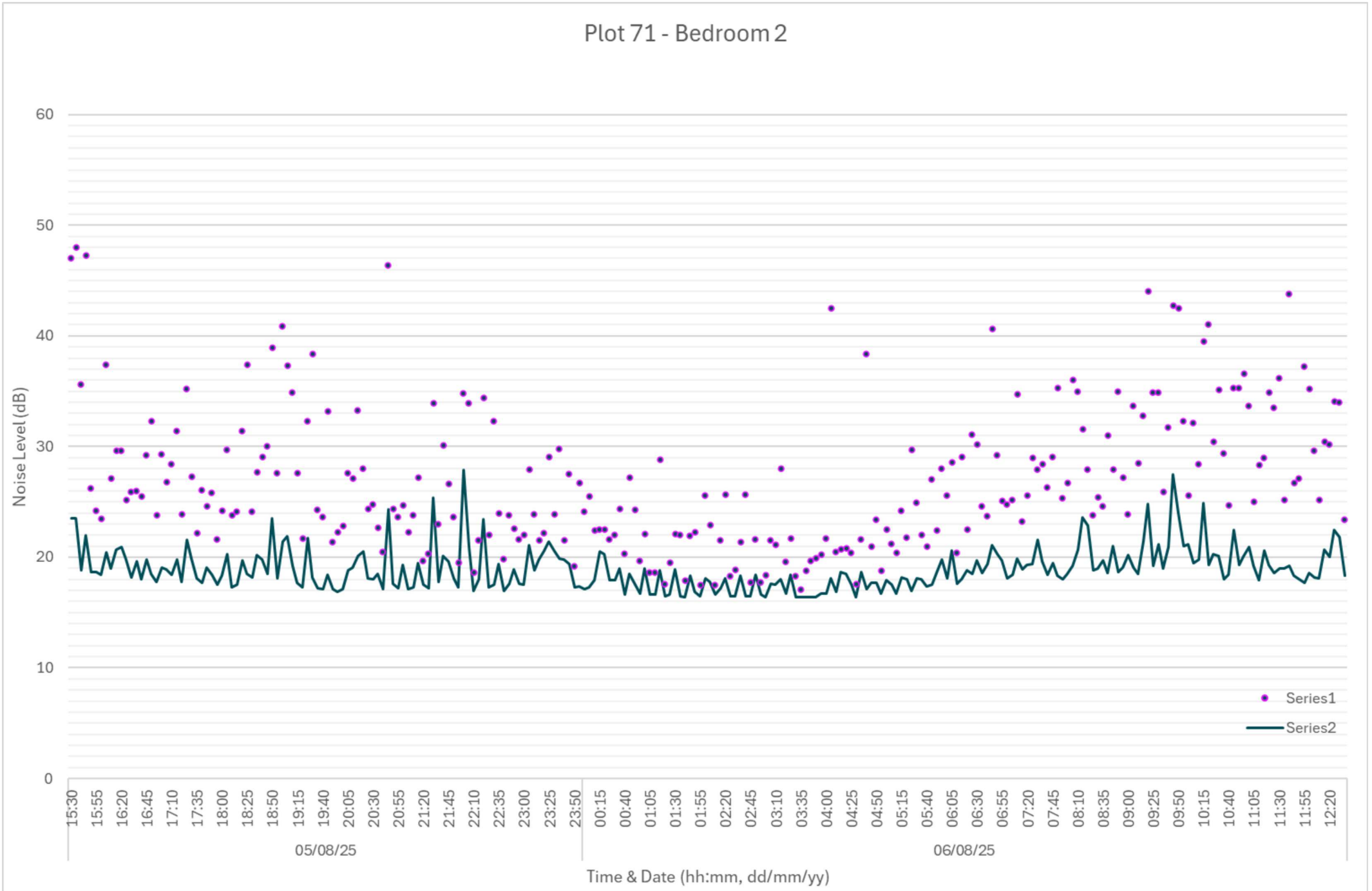
09:35
10:00
10:25
10:50
11:15
11:40
12:05
12:30
05/08/2025
06/08/2025
Time & Date (hh:mm, dd/mm/yy)


Plot 71 - Bedroom 2
Noise Level (dB)
60
50
40
30
20
10
0
15:30
15:55
16:20
16:45
17:10
17:35
18:00
18:25
18:50
19:15
19:40
20:05
20:30
20:55
21:20
21:45
22:10
22:35
23:00
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04:00
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05:15
05:40
06:05
06:30
06:55
07:20
07:45
08:10
08:35
09:00
09:25
09:50
10:15
10:40
11:05
11:30
11:55
12:20
05/08/25
06/08/25
Time & Date (hh:mm, dd/mm/yy)
Series1
Series2

Do not scale from this figure

Key:

- Internal Noise Measurement Positions
- Plots **not** requiring enhance mitigation measures

Project: P22-313

Ref: **Figure 1**

Title: Site Layout

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