

SANDY BROWN

Consultants in Acoustics, Noise & Vibration

22013-R12-A

1 July 2025

This City, Rodney Street

*Plant noise egress verification report – planning
condition 18b*

London, Manchester, Edinburgh, Birmingham, Leeds, Bristol

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Version	Date	Comments	Author	Reviewer
A	1 Jul 25		SC	JA

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Summary

Sandy Brown have been appointed by Wates to provide acoustic advice in relation to the This City, Rodney Street development in Manchester.

This report presents the results and assessment of externally mounted plant associated with This City, Rodney Street to discharge the requirements of Planning Condition 18 for planning application ref 134154/VO/2022.

Two smoke extract fans and one life safety generator are proposed to the rooftop of Block A, and three smoke extract fans are proposed to Block B of the development. These life-safety plant items operate only in the event of an emergency and for occasional daytime routine testing. No other externally mounted noise generating plant is proposed.

Maximum emergency plant noise egress limits in line with the typical MCC requirements are set out below, which apply outside the nearby noise sensitive receptors:

- L_{Aeq} 51 dB daytime (0700-2300)
- L_{Aeq} 43 dB night-time (2300-0700).

Based on the results of the attended measurements, the is L_{Aeq} 48 dB.

Routine testing shall only be carried out during daytime hours (07:00-23:00). It should be possible to agree a relaxation against the night-time limits on the basis that the plant would only operate at night during an actual life-safety emergency event. This strategy is subject to MCC approval but has been accepted on several other schemes in Manchester.

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1 Introduction

This report presents measurements and an assessment of externally mounted plant associated with This City, Rodney Street to discharge the requirements of Planning Condition 18.

2 Site description

2.1 The site and its surroundings

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

The proposed development includes the erection of two residential apartment buildings (Use Class C3), one of 8 storeys (68 apartments) and one of 5 storeys (51 apartments), to form a total of 119 residential apartments; and the erection of 10, 3 storey townhouses (Use Class C3); together with car and cycle parking provision, hard and soft landscaping including public realm, access, substation and other associated works.

The site is bounded by Rodney Street to the east, Jersey Street to the south, Wadeford close to the west and a footpath to the north.



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

2.2 Adjacent premises

The site is located within a mixed residential, commercial and industrial area. A summary of the nearby premises is set out below with reference to Figure 1.

- Residential premises along Rodney Street (highlighted in royal blue)
- Residential premises on Jersey Street and Mozart Close (highlighted in orange)
- Residential tower building on Butler Street (highlighted in red)
- Proposed residential development on Butler Street, planning application reference 129187/FO/2021 (highlighted in purple)
- Commercial premises on Oldham Road (highlighted in green)
- Crown Industrial Estate on Poland Street (highlighted in light blue)
- Poland Street Industrial Estate (highlighted in pink).

There are other planned developments in the area on Jersey Street including Eliza Yard (planning application reference 130354/FO/2021) and Jersey Wharf which are located to the southwest of the site on Jersey Street. The Crown Industrial Estate on Poland Street is also due to be partly redeveloped for a Mobility Hub (planning application reference 130627/FO/2021).

3 Planning Condition 18

Planning Condition 18 for planning application ref 134154/VO/2022 states the following:

(a) Prior to the first occupation of a building of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of each 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 has 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.

3.1 Emergency plant criteria

MCC typically stipulate that noise egress associated with emergency/life-safety plant should not exceed a level 10 dB above the typical background noise level at the nearest noise

sensitive receptors. This is on the basis that it would normally be routinely tested during the daytime for brief periods.

4 Environmental noise survey and proposed limits

Attended day, evening and night-time sample measurements were performed by a Sandy Brown engineer at 4 locations around the site on 28 and 29 June 2021.

An additional noise survey was carried out on 7 September 2021 and performed by a Sandy Brown engineer to verify the noise levels to the north-west of the site and close to the A62.

Details of the survey method, procedure and levels measured are detailed in Sandy brown report 22013-R01-C *Acoustic planning report*.

Maximum emergency plant noise egress limits in line with the typical MCC requirements are set out below, which apply outside the nearby noise sensitive receptors:

- L_{Aeq} 51 dB daytime (0700-2300)
- L_{Aeq} 43 dB night-time (2300-0700).

5 Proposed plant

Two smoke extract fans and one life safety generator are proposed to the rooftop of Block A, and three smoke extract fans are proposed to the rooftop of Block B of the development. These are life-safety plant items that operate only in the event of an emergency and for occasional daytime routine testing. No other externally mounted noise generating plant is proposed.

A mark-up showing the installed plant item locations is shown in Figure 2. The generator location is marked in green, and the smoke extract fan locations are marked in red.



Figure 2 Mark-up showing location of proposed plant items

6 Measurements

Attended measurements of the noise levels associated with the installed external life-safety plant were carried out on Thursday 19 June 2025. At all locations measurements were at least 1.5 m above the roof level and at least 1 m from any other reflective surface.

Details of the measurement methodology and sound level meters used are provided in Appendix A.

A mark-up of the measurement locations is provided in Appendix B.

6.1 Results

A summary of the measurement results is provided in Table 1.

Table 1 Summary of external plant noise measurement results

Test ref	Location	Measured A-weighted sound pressure level, L_{Aeq} (dB)
1	1 m from generator enclosure	62
2	1 m from generator enclosure	65
3	1 m from generator enclosure	64
4	1 m from generator enclosure	63
5	1 m above generator	79
6	1 m from generator exhaust	87
7	Background measurement at same position as test 1	57
8	Background measurement at same position as test 2	58
9	Background measurement at same position as test 3	62
10	Block A – East smoke extract fan (SEF), exhaust	83
11	Block A – East SEF, case-radiated	69
12	Block A – West SEF, case-radiated	46
13	Block A – West SEF, exhaust	50
14	Block B – Middle SEF, exhaust	76
15	Block B – Middle SEF, casing	68
16	Block B – East SEF, exhaust	74
17	Block B – East SEF, casing	68
18	Block B – Edge SEF, exhaust	60
19	Block B background (central SEF)	49
20	Block B (East SEF)	42

7 Assessment

Calculations have been undertaken to predict the noise egress level from emergency plant items at nearest noise sensitive receptors.

The screening and distance conditions of nearby noise sensitive receptors to the proposed plant items are summarised in Table 2 in reference to the noise sensitive premises outlined in Figure 1.

Table 2 Summary of distances and screening from plant items

Noise sensitive receptor	Distance from generator	Distance from smoke extract fans (Block A) [1]	Distance from smoke extract fans (Block B) [1]	Screening from plant
Residential premises along Rodney Street	56 m	45 m / 80 m	38 m / 70 m / 73 m	Fully screened by building massing
Residential premises on Jersey Street and Mozart Close	49 m	49 m	45 m / 54 m / 57 m	Fully screened by building massing
Residential tower building on Butler Street	45 m	35 m / 52 m	62 m / 68 m / 71 m	Generator partially screened by proposed screening
Proposed residential development on Butler Street	45 m	36 m / 70 m	47 m / 73 m / 80 m	Fully screened by building massing
Commercial premises on Oldham Road	150 m	140 m / 160 m	152 m / 157 m / 170 m	Fully screened by building massing
Crown Industrial Estate on Poland Street	105 m	95 m / 115 m	101 m / 110 m / 136 m	Fully screened by building massing
Poland Street Industrial Estate	105 m	95 m / 115 m	95 m / 100 m / 130 m	Fully screened by building massing

[1] Where more than one distance have been provided, it refers to distances from multiple separate extract fans.

From the information outlined above, the worst affected noise sensitive premises are expected to be the residential tower building proposed on Butler Street.

The predicted noise level at the facades of the nearest noise sensitive receptors are L_{Aeq} 48 dB at the residential tower on Butler Street, and L_{Aeq} 45 dB at residential premises on Rodney Street.

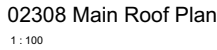
The predicted plant noise egress levels based on the verification measurements meet the daytime life-safety plant noise egress limits at the nearest noise sensitive receptors without additional mitigation.

Wates have confirmed that routine testing is proposed to only be carried out during daytime hours (07:00-23:00). It should be possible to agree a relaxation against the night-time limits on the basis that the plant would only operate at night during an actual life-safety emergency event. This strategy is subject to MCC approval but has been accepted on several other schemes in Manchester.

Appendix A

Measurement location mark-ups

1 : 100



1 : 100

	Proposed walkway location with 600 x 600mm pavers Min 50mm. depth to suit roof insulation
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Title	Emergency plant noise egress measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	A
Marked-up by	Skylar Clark
Reviewed by	James Atha
Date	1 July 2025

xx

Emergency plant measurement locations

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P08	19.04.24	SD/JC	Generator and housing updated to suit specialist / SE details
P07	06.06.23	SD	Stage 4C - Updated in line with comments received from Wates (AP) & SIG
P06	27.04.23	SD	Layout updated include falls towards gable end and parapet walls - RWO positions amended to suit.
P05	25.04.23	SD	General updates to suit ongoing coordination of roof and updated to inverted roof
P04	19.08.22	SD	Stage 4A Issue - Upper Roof shown with AOV & mansafe
P03	22.07.22	AMP	Stage 4A Issue - To reflect updated core layout and increased parapet height (+250mm)
P02	16.05.22		Abseil anchors omitted - MEWP access proposed for facade maintenance
P01	28.04.22	LB	Issued to viewpoint

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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 - Roof Plan

Date	23/04/2024 08:57:13	Scale	As indicated
Checker	LB/BT	Orig Paper Size	A1
Job No:	9139	Status	S3

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

RODSTA-BUT-A-R7-DP-A- 02308- P08



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

Roof Plan Key

Title	Emergency plant noise egress measurement locations
Project	Rodney Street - Construction
Project no.	22013
Version	A
Marked-up by	Skylar Clark
Reviewed by	James Atha
Date	1 July 2025
Mark-up key laboratory ratings	
XX Emergency plant measurement locations	
SANDY BROWN Consultants in Acoustics, Noise & Vibration	

P09	19.04.24	SD	Smoke shaft 01 - Setting out amended to suit waterproofing requirements
P08	07.09.23	SD/JC	GA plans dimensions clarified - Movement joints added
P07	06.06.23	SD	Stage 4C - Updated in line with comments received from Wates (AP) & SIG. Gutter position amended.
P06	27.04.23	SD	Layout updated include falls towards gable end parapet walls - RWO positions amended to suit.
P05	25.04.23	SD	Roof layout updated to shown an inverted roof build up
P04	19.08.22	SD	Stage 4a Issue - AOV required over secondary stair
P03	29.07.22	AMP	Stage 4A Issue - Updated column layouts, core layout revised in line with OFR fire strategy recommendations
P02	16.05.22	SD	Abseil anchors omitted - MEWP access proposed for facade maintenance
P01	29.04.22	LB	Preliminary Issue

Rev Date Intls 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 - Roof Plan

Date	19/04/2024 11:19:51	Scale	As indicated
Checker	LB	Orig Paper Size	A1

Job No: 9139 Status S3

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

RODSTA-BUT-B-R4-DP-A- 02405- P09

