

Appendix 10.4 Consultation

Jerry Rees

From: Jerry Rees <jrees@hilsonmoran.com>
Sent: 25 June 2024 13:27
To: Laura Miller; Richard Knightley
Subject: RE: 2-4 Whitworth Street West - Noise and Vibration Policy

Categories: Filed by Newforma

Hi Laura,

Many thanks for your response, and apologies I may have misunderstood what was actually agreed previously. The current scheme is residential, although will still be served by building services. It looks like you would need detailed ingress calculation information to make a judgement on whether this is acceptable, so it may be too early in the design to confirm this.

I'll contact Premises Licencing again to see if they can provide the requested information.

Kind regards
Jerry

Jerry Rees | BSc(Hons) MSc MIOA
Associate Acoustic Consultant

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From: Laura Miller <laura.miller@manchester.gov.uk>
Sent: Monday, June 24, 2024 11:03 AM
To: Jerry Rees <jrees@hilsonmoran.com>; Richard Knightley <richard.knightley@manchester.gov.uk>
Subject: Re: 2-4 Whitworth Street West - Noise and Vibration Policy

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Good morning Jerry,

Sorry for the delay replying, we were having some computer issues Friday and I wanted to look up the previous application and my comments before responding.

I made the following comments with regards to the 3dB exceedance, so from my point of view the 'relaxation' had not been accepted on the previous scheme. Is the current scheme still for a hotel use or it is now residential?

⁴The Environmental Protection Section has reviewed the submitted acoustic report and has the following comments:

- The 63Hz octave band is exceeded on the front/north facade (WSW) by 3dB and as these are hotel rooms and can be masked by building services (NR25). We do however require the break in calculation sheets for at least each facade for both Leq and Lmax data so that we can check the numbers.
- Tactile vibration will not be a problem with respect to VDV criteria. However, vibration induced re-radiated noise will be, and a list of mitigation options have been presented which the author says should be 'explored'. So we require a clear strategy of what this will need to be in order to reduce re-radiated noise to an acceptable standard (Structure Borne Noise to 32dB LAFmax - specified by the author themselves).

In terms of the Premises Licensing question this is not our team. We have a new database system and although I can see records related to the licence, I am not sure where to begin to find the information you request (as we have only been trained on our bit of the system). I would suggest you use this [form](#) to contact the licensing team.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

Environmental Protection Officer
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From: Jerry Rees <jrees@hilsonmoran.com>

Sent: 21 June 2024 10:12

To: Laura Miller <laura.miller@manchester.gov.uk>; Richard Knightley <richard.knightley@manchester.gov.uk>
Subject: RE: 2-4 Whitworth Street West - Noise and Vibration Policy

Hi Laura,

That's great, many thanks for confirming.

For a previous scheme on the site the entertainment noise levels were such that we needed to agree a relaxation on the low frequency noise limit at 63 Hz, and the current scheme has much the same design constraints so we expect this may be necessary again. The argument for this is outlined below:

It is proposed that the bedrooms will be mechanically ventilated, and as such a mechanical services noise level of NR 25 – 30 will likely be targeted. The NR curve value at 63Hz for NR 25 is 55 dB.

If an entertainment noise level at 63 Hz of 50 dB was targeted (i.e. a 3dB relaxation), the noise level of the building services is still likely to be 5 to 10 dB above the entertainment noise level within the bedrooms, and the entertainment noise is consequently unlikely to be identifiable or audible.

Obtaining a further 3 dB reduction for this façade at 63 Hz will likely put undue constraints upon parts of the development. Would you be prepared to accept a 3 dB relaxation on the basis of the presence of the mechanical noise masking the entertainment noise?

In addition to the above, we received premises licences for each of the Deansgate Locks and Rebellion nightclubs with the intention of reviewing required noise levels against measured noise levels, however the requirements in the licences aren't specific in terms of noise limits. E.g. in the Rebellion licence it says that noise limiters are required, but there are no details about what they should be limited to. Are you able to clarify if actual internal or external noise limits have been agreed between yourselves and any of the nightclubs? Would this be something you cover or is it wholly under Premises Licencing?

Many thanks
Jerry

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From: Laura Miller <laura.miller@manchester.gov.uk>
Sent: Friday, June 21, 2024 9:42 AM
To: Jerry Rees <jrees@hilsonmoran.com>; Richard Knightley <richard.knightley@manchester.gov.uk>
Subject: Re: 2-4 Whitworth Street West - Noise and Vibration Policy

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Good morning Jerry,

Thank you for your email. The October 2022 version of the noise guidance is the most up to date one so I can accept your proposals for the assessment.

Where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

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From: Jerry Rees <jrees@hilsonmoran.com>

Sent: 18 June 2024 16:34

To: Richard Knightley <richard.knightley@manchester.gov.uk>; Laura Miller <laura.miller@manchester.gov.uk>

Subject: 2-4 Whitworth Street West - Noise and Vibration Policy

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Hi Laura, Richard,

Following on from my queries last week regarding noise and overheating, I would be grateful if you would confirm the Council's requirements in terms of other noise and vibration considerations for planning in terms of criteria and local sensitive receptors for assessment.

The site is at 2-4 Whitworth Street West, and the proposal is for a residential apartment building. This is a particularly constrained site in terms of noise, in that it is adjacent to the Deansgate railway viaduct and Whitworth Street West road, as well as in proximity to multiple nightclub and music venues. It is consequently affected by rail, road and entertainment noise, as well as rail vibration from both passenger and freight trains. The Metrolink is also nearby but doesn't affect the noise climate as significantly as the other, nearer sources. Please find attached a figure showing the approximate site boundary, and the proposed receptors for assessment of noise impact.

Assuming the Council's Planning and Noise Technical Guidance document from October 2022 is the latest version, we anticipate that the following criteria would apply:

- Environmental noise ingress – 35 dB $L_{Aeq,16hr}$ in living rooms during the day, 30 dB $L_{Aeq,8hr}$ in bedrooms at night, and also not to exceed 45 dB L_{AFmax} more than 10 times in bedrooms at night.
- External amenity – 55 dB L_{Aeq} daytime. We will endeavour to meet this target but this may be difficult due to the constraints of the site. BS 8233 does, however suggest that this value isn't always achievable in higher

noise areas where development is desirable, such as city centres, and that this shouldn't prohibit development.

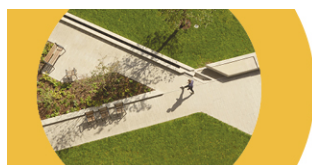
- Railway vibration ingress – The Guidance doesn't include specific criteria but references BS 6472:2008. Based on this we propose to assess vibration against the low probability of adverse comment VDV levels of $0.2 \text{ m/s}^{1.75}$ during the day, and $0.1 \text{ m/s}^{1.75}$ at night, from Table 1 of BS 6472-1. We would consider ground-borne noise in terms of its contribution to the overall L_{AFmax} levels, with the criteria defined above.
- Entertainment noise ingress – the site is located in proximity to Deansgate Locks and the Rebellion music venue, so will be affected by entertainment noise. I note that there are criteria for entertainment noise defined on page 21 of the Guidance, however this specifically refers to "*developments that are structurally connected to entertainment venues*". The development would not be structurally connected to these venues, so are you able to clarify whether there are still specific requirements that should be complied with for entertainment noise, or would the environmental overall noise ingress criteria be sufficient?
- Building services noise - a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at receptors.

Please let me know if any of the above needs clarifying or if you need further information. I look forward to your response.

Kind regards
Jerry

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Jerry Rees

From: Richard Knightley <richard.knightley@manchester.gov.uk>
Sent: 10 June 2024 09:37
To: Jerry Rees; Laura Miller
Cc: Graeme Souter; Rebecca Twigg
Subject: Re: MCC Overheating Noise Policy

Categories: Filed by Newforma

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Hi Jerry,

Yes, that's correct.

Kind Regards,

Richard Knightley
Team Manager
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From: Jerry Rees <jrees@hilsonmoran.com>
Sent: 10 June 2024 8:55 AM
To: Laura Miller <laura.miller@manchester.gov.uk>
Cc: Richard Knightley <richard.knightley@manchester.gov.uk>; Graeme Souter <graeme.souter@manchester.gov.uk>; Rebecca Twigg <rebecca.twigg@manchester.gov.uk>
Subject: RE: MCC Overheating Noise Policy

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Hi Laura,

Many thanks for responding quickly on this. Does this mean overheating assessment should be included in the Noise Impact Assessment within the planning application?

Kind regards
Jerry

From: Laura Miller <laura.miller@manchester.gov.uk>
Sent: Friday, June 7, 2024 2:59 PM
To: Jerry Rees <jrees@hilsonmoran.com>
Cc: Richard Knightley <richard.knightley@manchester.gov.uk>; Graeme Souter <graeme.souter@manchester.gov.uk>; Rebecca Twigg <rebecca.twigg@manchester.gov.uk>
Subject: Re: MCC Overheating Noise Policy

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Good afternoon Jerry,

Thank you for your email.

Our noise guidance does contain a section on overheating, but in short, we would expect you to follow the AVO guidance and also comply with ADO (night-time noise)

Kind Regards

Laura

Laura Miller (MRes, MA, BSc(Hons))

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From: Jerry Rees <jrees@hilsonmoran.com>
Sent: 06 June 2024 16:01
To: Laura Miller <laura.miller@manchester.gov.uk>
Cc: Richard Knightley <richard.knightley@manchester.gov.uk>; Graeme Souter

<graeme.souter@manchester.gov.uk>; Rebecca Twigg <rebecca.twigg@manchester.gov.uk>

Subject: MCC Overheating Noise Policy

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Dear Laura,

I hope you don't mind the unsolicited email, but I found your email address from a previous planning application to Manchester City Council that we provided a Noise Assessment for. Hopefully you are able to assist with the below, but please could you forward on to the relevant team member if not.

We are developing the acoustic specification for a new residential building in the city. Currently we are looking at the requirements for overheating mitigation in terms of noise ingress, but are unclear on whether the Council has any specific requirements in this regard, particularly as now the Building Regulations Part O will dictate the requirements to a degree, at least in bedrooms at night.

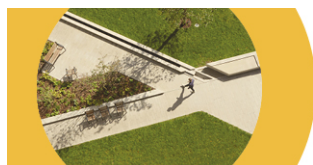
I would be grateful if you could clarify whether the Council has any requirements in terms of controlling overheating noise ingress to residential apartments, or whether this is now left solely to building regulations compliance.

I will follow up in due course regarding other noise and vibration criteria at the site for the planning application (referring largely to the MCC Planning and Noise Technical Guidance), but the overheating mitigation is a critical part of the façade design at this stage of the project so would appreciate your assistance.

Many thanks
Jerry

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