

Ref: 0718/le/09

20 June 2024

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By email to: habibmg@kemptonhomes.co.uk

Dear Habib

**OLDHAM STREET, MANCHESTER
ACOUSTIC CONSULTANCY SERVICES**

This correspondence provides a summary of the works undertaken to date to discharge Conditions 7 & 8 of Planning Permission for Application Number: 131730/JO/2021.

1.0 Condition 7

Condition 7 of the Planning Permission for Application Number: 131730/JO/2021, states the following:

"The residential accommodation within the development shall be acoustically insulated against noise from Oldham Street and Spear Street fully and only in accordance with the information within the report by Hann Tucker referenced 24535/AR1 and dated 24 May 2019 as approved by the City Council as local planning authority under application reference CDN/18/0389 on 25 July 2019. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied."

Upon completion of the development and within 6 months of the first occupation of the residential accommodation, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the first occupation of the residential accommodation along with a timescale that confirms when any necessary changes will be implemented."

Our Indoor Sound Survey Reports 0718/ISSR1 dated 12 May 2022 and 0718/ISSR2 dated 30 September 2022 enclosed at the rear of this document provide the information required to discharge this condition.

2.0 Condition 8

Condition 8 of the Planning Permission for Application Number: 131730/JO/2021, states the following:

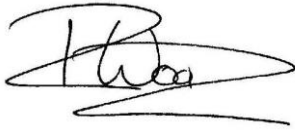
"Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented."

Our correspondence dated 25 July 2025 enclosed at the rear of this document provides the information required to discharge this condition.

We trust the above to be clear and of assistance, however, should you have any queries please do not hesitate to contact us.

Yours sincerely
for LIGHTHOUSE ACOUSTICS

A handwritten signature in black ink, appearing to read 'Robin Wood', with a stylized, sweeping underline.

Robin Wood

Block B
76-82 Oldham Street
Manchester

Indoor Sound Survey Report
0718/ISSR1

12 May 2022

For:

Elliott Group UK
The Studio
Harmony House
2A Piano Lane
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Indoor Sound Survey Report

0718/ISSR1

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This report (including any enclosures and attachments) has been prepared by Lighthouse Acoustics with reasonable skill and care in accordance with generally accepted acoustic principles and the terms agreed between Lighthouse Acoustics and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by Lighthouse Acoustics unless expressly stated otherwise. This document contains confidential information and no part of this report should be reproduced, distributed or communicated to any third party unless Lighthouse Acoustics provide express prior written consent. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. Where a sound survey has been undertaken, this report is based on the sound climate at the site at the time of the survey and no warranty is given as to the possibility of changes at differing times.

Lighthouse Acoustics is the trading name of Lighthouse Enterprises UK Limited
Registered Office: 2nd Floor 3 Hardman Square Spinningfields Manchester M3 3EB
Registered in England and Wales Company No. 09085491

1.0 Introduction

Lighthouse Acoustics has been appointed by Elliott Group UK to undertake an indoor sound survey at Block B, 76-82 Oldham Street, Manchester in order to demonstrate that the internal sound limits designed to within residential apartments are achieved.

The survey methodology, results and assessment are presented in this report.

2.0 Objectives

To visit site to undertake a detailed indoor sound survey in order to establish indoor daytime and night-time sound levels within a selection of residential apartments.

To compare the measured indoor daytime and night-time sound levels to the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) and comment on the acceptability.

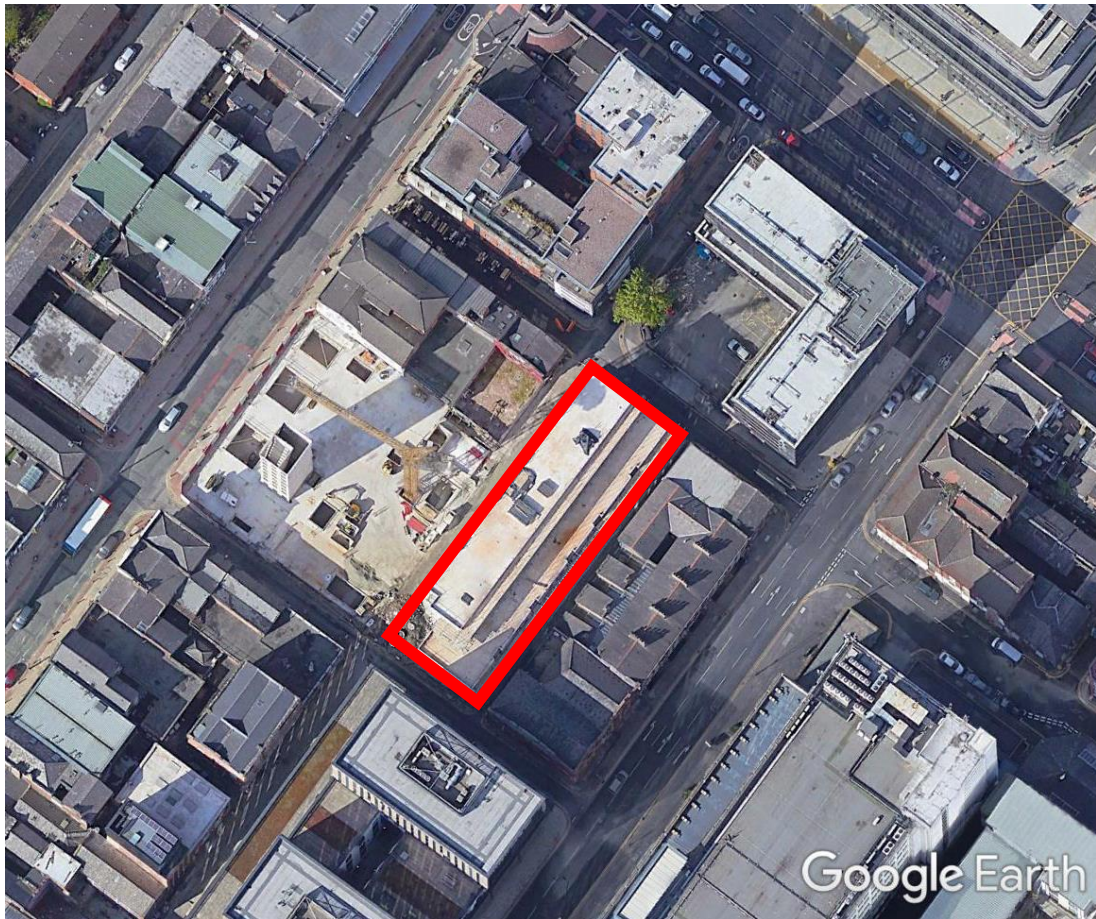
3.0 Site Description

The residential development is at Block B, 76-82 Oldham Street, Manchester and comprises a detached 5 storey residential building containing 28No. apartments.

The site is bound by Houldsworth Street to the north east, Bradley Street to the south east, Warwick Street to the south west and Block A to the north west.

All apartments feature a mechanical ventilation heat recovery (MVHR) system that provides ventilation to the apartments without the need for trickle ventilators or open windows.

The site plan overleaf indicates the extent of the site and the surrounding environment.



Site plan indicating the extent of the site and the surrounding environment

4.0 Acoustic Requirements

The internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) of Manchester City Council Application Reference Number 120586/JO/2018 are detailed in the table below.

Room Type	07:00 to 23:00	23:00 to 07:00
Living Room	35dB $L_{Aeq,16hour}$	-
Bedroom	35dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$ 45dB $L_{Amax,F}^*$

* Individual noise events should not normally exceed 45dB $L_{Amax,F}$ by more than 15 times.

5.0 External Sound Break-In Survey

5.1 Measurements

Automated indoor sound measurements were undertaken from 23:00 hours on Friday 6 May 2020 to 07:00 hours on Monday 9 May 2022. This period was selected in order to avoid ongoing construction works on the site itself. During this period the $L_{Amax,F}$ and L_{Aeq} sound pressure levels were measured continuously over 15 minute periods.

In addition, the sound level meters were set to log the number of events exceeding $L_{Amax,F}$ 45dB during the night-time period (23:00 to 07:00 hours).

Windows and doors were closed and the MVHR units were switched off for the duration of the survey period.

All rooms were unfurnished and did not feature any soft floor finishes. As such, a 3dB correction has been applied to the measurement results to allow for the excessively reverberant space in which the measurements were undertaken.

5.2 Weather Conditions

At the start of the survey period there was a light south southerly breeze (<3m/s) and the sky was overcast. There was no rainfall and road surfaces were dry. The temperature was approximately 12°C.

At the end of the survey period there was a light southerly breeze (<3m/s) and the sky was scattered cloud. There was no rainfall and road surfaces were dry. The temperature was approximately 11°C.

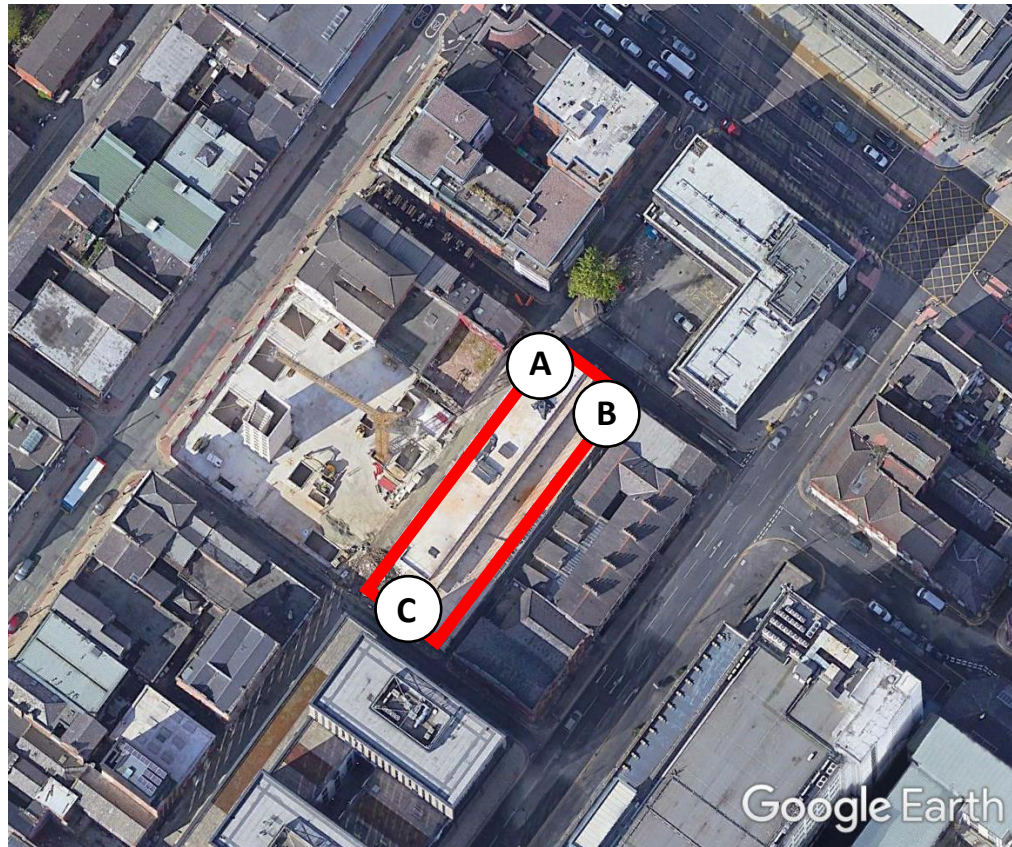
Based on publicly available weather data for the survey period we understand that weather conditions remained similar for the duration of the survey with no significant periods of rainfall or strong breezes. The weather conditions during the survey period are therefore considered to be suitable for undertaking measurements of sound levels.

5.3 Measurement Positions

Indoor sound levels were measured within 3No. apartments on-site as described in the table below.

Position	Description
A	Microphone situated in Block B, 4 th Floor, Flat B 4.01, Bedroom looking toward Oldham Street in the centre of the room at 1.2m above floor level.
B	Microphone situated in Block B, 2 nd Floor, Flat B 2.10, Bedroom looking toward Lever Street in the centre of the room at 1.2m above floor level.
C	Microphone situated in Block B, 1 st Floor, Flat B 1.05, Bedroom looking toward Warwick Street in the centre of the room at 1.2m above floor level.

The measurement positions are shown on the site plan below.



Site plan showing measurement positions

The measurement positions were selected in order to assess typical indoor sound levels in the most sensitive rooms on the worst case facades of the block.

5.4 Equipment

The following equipment was used to undertake the environmental sound survey.

Equipment	Manufacturer	Model	Serial No.	Calibration Date
Class 1 Sound Level Meter	Casella	633C	0721320	28/09/2021
Preamplifier	Casella	495	001414	28/09/2021
Microphone	Casella	251	1025	28/09/2021
Class 1 Sound Level Meter	Casella	633C	0721319	28/09/2021
Preamplifier	Casella	495	001446	28/09/2021
Microphone	Casella	251	1996	28/09/2021
Class 1 Sound Level Meter	Casella	633C	2811231	21/06/2021
Preamplifier	Casella	495	001239	21/06/2021
Microphone	Casella	251	1841	21/06/2021
Class 1 Sound Calibrator	Casella	120/1	3864878	02/11/2021

Field calibration checks were performed on the sound level meters prior to and on completion of the survey and were found to be within acceptable tolerance limits.

5.5 Results

5.5.1 $L_{Aeq,T}$ Ambient Sound Levels

In order to compare the results of the indoor sound survey with the internal noise limits it is necessary to convert the $L_{Aeq,15min}$ indoor sound levels into single figure daytime $L_{Aeq,16hour}$ and night-time $L_{Aeq,8hour}$ sound levels. This has been calculated using the following formula:

$$L_{Aeq,T} = 10 \log_{10} \left(\frac{1}{N} \sum_i^N 10^{L_{Aeq,15min,i}/10} \right)$$

The calculated daytime $L_{Aeq,16hour}$ and night-time $L_{Aeq,8hour}$ indoor sound levels at each measurement position are presented in the table below.

Day	Position A		Position B		Position C	
	Daytime $L_{Aeq,16hour}$ (dB)	Night-time $L_{Aeq,8hour}$ (dB)	Daytime $L_{Aeq,16hour}$ (dB)	Night-time $L_{Aeq,8hour}$ (dB)	Daytime $L_{Aeq,16hour}$ (dB)	Night-time $L_{Aeq,8hour}$ (dB)
Friday	-	20	-	23	-	27
Saturday	30*	21	26	25	30*	28
Sunday	23	19	26	22	27	27

* Saturday morning site work noise affected the measurements at Positions A and C.

5.5.2 $L_{Amax,F}$ Sound Level Events

The number of events exceeding $L_{Amax,F}$ 45dB during the night-time period (23:00 to 07:00 hours) at each position are detailed in the table below.

Day	No. of Events Exceeding $L_{Amax,F}$ 45dB During the Night-time Period		
	Position A	Position B	Position C
Friday	0	4	5
Saturday	0	4	8
Sunday	1	5	4

5.6 Discussion of Results

The measured daytime $L_{Aeq,16hour}$ indoor sound levels due to external sound break-in achieve the internal sound limit of $L_{Aeq,16hour}$ 35dB for bedrooms at all positions.

The measured night-time $L_{Aeq,8hour}$ indoor sound levels due to external sound break-in achieve the internal sound limit of $L_{Aeq,8hour}$ 30dB for bedrooms at all positions.

The measured number of events exceeding the internal sound limit of $L_{Amax,F}$ 45dB during the night-time period for bedrooms due to external sound break-in achieve the limit of 15 events in any night-time period at all positions.

Based on the above, the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) are achieved due to external sound break-in.

6.0 MVHR Sound Survey

6.1 Measurements

Manned measurements of MVHR sound levels were undertaken between 13:00 and 14:00 hours on 11 May 2022. The MVHR units were understood to be operating at design duty for the duration of the measurements. The measurements were undertaken of the L_{Aeq} sound pressure levels over periods of 5 minutes (due to steady noise). Atypical noises were excluded as far as reasonably possible.

All rooms were unfurnished and did not feature any soft floor finishes. As such, a 3dB correction has been applied to the measurement results to allow for the excessively reverberant space in which the measurements were undertaken.

6.2 Weather Conditions

During the survey period there was a light westerly breeze (<3m/s) and the sky was scattered cloud. There was no rainfall and road surfaces were dry. The temperature was approximately 13°C.

The weather conditions during the survey period are therefore considered to be suitable for undertaking measurements of sound levels.

6.3 Measurement Positions

Indoor sound levels were measured within 6No. rooms on-site as described in the table below.

Flat	Room	Description
Block B, 4 th Floor, Flat B 4.01	Bedroom	Microphone situated in the centre of the room at 1.2m above floor level.
	Living Room	
Block B, 2 nd Floor, Flat B 2.10	Bedroom	
	Living Room	
Block B, 1 st Floor, Flat B 1.05	Bedroom	
	Living Room	

6.4 Equipment

The following equipment was used to undertake the MVHR sound level measurements.

Equipment	Manufacturer	Model	Serial No.	Calibration Date
Class 1 Sound Level Meter	Casella	633C	0721320	26/10/2020
Preamplifier	Casella	495	001414	26/10/2020
Microphone	Casella	251	1025	26/10/2020
Class 1 Sound Calibrator	Casella	120/1	3864878	02/11/2021

Field calibration checks were performed on the sound level meter prior to and on completion of the survey and were found to be within acceptable tolerance limits.

6.5 Results

The results of the MVHR sound level measurements are presented in the table below.

Flat	Room	MVHR Sound Level $L_{Aeq,5min}$ (dB)
Block B, 4 th Floor, Flat B 4.01	Bedroom	27
	Living Room	30
Block B, 2 nd Floor, Flat B 2.10	Bedroom	27
	Living Room	32
Block B, 1 st Floor, Flat B 1.05	Bedroom	29
	Living Room	32

Note: Measured MVHR sound levels include contributions from external sound break-in.

6.6 Discussion of Results

The measured daytime $L_{Aeq,16hour}$ indoor sound levels due to MVHR sound achieve the internal sound limit of $L_{Aeq,16hour}$ 35dB for living rooms and bedrooms at all positions.

The measured night-time $L_{Aeq,8hour}$ indoor sound levels due to MVHR sound achieve the internal sound limit of $L_{Aeq,8hour}$ 30dB for bedrooms at all positions.

Based on the above, the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) are achieved.

7.0 Conclusions

A detailed indoor sound survey has been undertaken in order to establish indoor daytime and night-time sound levels within a selection of residential apartments.

The measured indoor daytime and night-time sound levels have been found to comply with the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation).

A handwritten signature in black ink, appearing to read 'Robin Wood', with a stylized flourish underneath.

Robin Wood
LIGHTHOUSE ACOUSTICS

Block A
76-82 Oldham Street
Manchester

Indoor Sound Survey Report
0718/ISSR2

30 September 2022

For:

Elliott Group UK
The Studio
Harmony House
2A Piano Lane
Stoke Newington
London
N16 9BL



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Indoor Sound Survey Report

0718/ISSR2

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Registered Office: 2nd Floor 3 Hardman Square Spinningfields Manchester M3 3EB
Registered in England and Wales Company No. 09085491

1.0 Introduction

Lighthouse Acoustics has been appointed by Elliott Group UK to undertake an indoor sound survey at Block A, 76-82 Oldham Street, Manchester in order to demonstrate that the internal sound limits designed to within residential apartments are achieved.

The survey methodology, results and assessment are presented in this report.

2.0 Objectives

To visit site to undertake a detailed indoor sound survey in order to establish indoor daytime and night-time sound levels within a selection of residential apartments.

To compare the measured indoor daytime and night-time sound levels to the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) and comment on the acceptability.

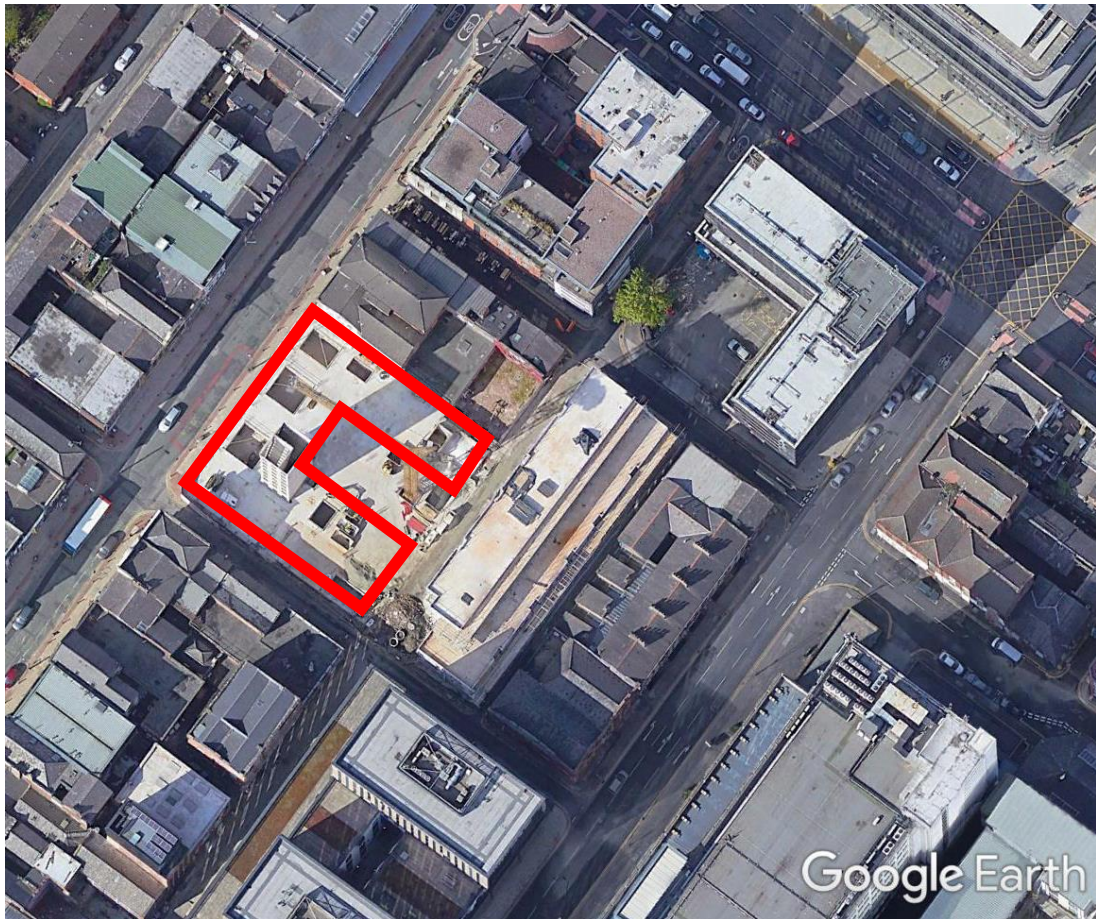
3.0 Site Description

The residential development is at Block A, 76-82 Oldham Street, Manchester and comprises a detached 8 storey residential building containing 72No. apartments.

The site is bound by an existing building to the north east, Block B to the south east, Warwick Street to the south west and Oldham Street to the north west.

All apartments feature a mechanical ventilation heat recovery (MVHR) system that provides ventilation to the apartments without the need for trickle ventilators or open windows.

The site plan overleaf indicates the extent of the site and the surrounding environment.



Site plan indicating the extent of the site and the surrounding environment

4.0 Acoustic Requirements

The internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) of Manchester City Council Application Reference Number 120586/JO/2018 are detailed in the table below.

Room Type	07:00 to 23:00	23:00 to 07:00
Living Room	35dB $L_{Aeq,16hour}$	-
Bedroom	35dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$ 45dB $L_{Amax,F}^*$

* Individual noise events should not normally exceed 45dB $L_{Amax,F}$ by more than 15 times.

5.0 External Sound Break-In Survey

5.1 Measurements

Automated indoor sound measurements were undertaken from 23:00 hours on Friday 16 September 2022 to 07:00 hours on Tuesday 20 September 2022. This period was selected in order to avoid ongoing construction works on the site itself. During this period the $L_{Amax,F}$ and L_{Aeq} sound pressure levels were measured continuously over 15 minute periods.

In addition, the sound level meters were set to log the number of events exceeding $L_{Amax,F}$ 45dB during the night-time period (23:00 to 07:00 hours).

Windows and doors were closed and the MVHR units were switched off for the duration of the survey period.

All rooms featured floor finishes but were unfurnished. As such, the spaces that the measurements were undertaken in were excessively reverberant.

5.2 Weather Conditions

At the start of the survey period there was a light north westerly breeze (<3m/s) and the sky was scattered cloud. There was no rainfall and road surfaces were dry. The temperature was approximately 11°C.

At the end of the survey period there was a light south easterly breeze (<3m/s) and the sky was overcast. There was no rainfall and road surfaces were dry. The temperature was approximately 12°C.

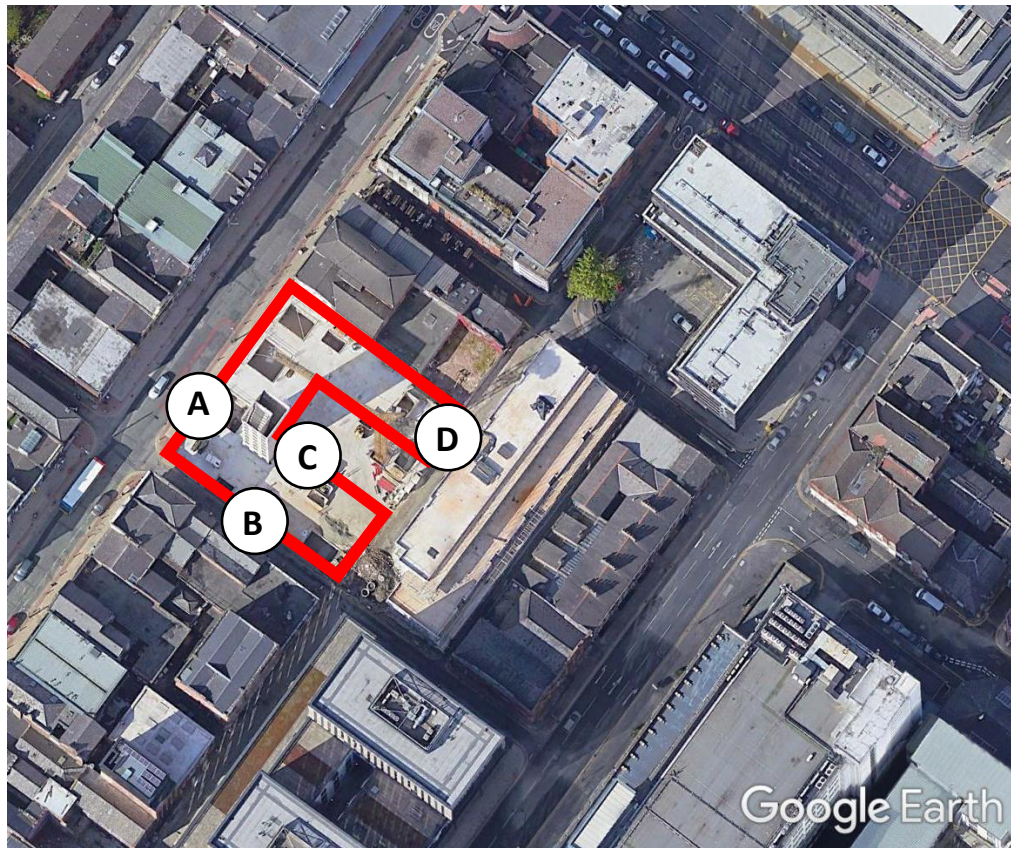
Based on publicly available weather data for the survey period we understand that weather conditions remained similar for the duration of the survey with no significant periods of rainfall or strong breezes. The weather conditions during the survey period are therefore considered to be suitable for undertaking measurements of sound levels.

5.3 Measurement Positions

Indoor sound levels were measured within 4No. apartments on-site as described in the table below.

Position	Description
A	Microphone situated in Block A, 2 nd Floor, Flat A 212, Bedroom looking toward Oldham Street in the centre of the room at 1.2m above floor level.
B	Microphone situated in Block A, 2 nd Floor, Flat A 206, Bedroom looking toward Warwick Street in the centre of the room at 1.2m above floor level.
C	Microphone situated in Block A, 2 nd Floor, Flat A 205, Bedroom looking toward the courtyard in the centre of the room at 1.2m above floor level.
D	Microphone situated in Block A, 2 nd Floor, Flat A 213, Bedroom looking toward Block B in the centre of the room at 1.2m above floor level.

The measurement positions are shown on the site plan below.



Site plan showing measurement positions

The measurement positions were selected in order to assess typical indoor sound levels in the most sensitive rooms on the worst case facades of the block.

5.4 Equipment

The following equipment was used to undertake the environmental sound survey.

Equipment	Manufacturer	Model	Serial No.	Calibration Date
Class 1 Sound Level Meter	Casella	633C	0721320	28/09/2021
Preamplifier	Casella	495	001414	28/09/2021
Microphone	Casella	251	1025	28/09/2021
Class 1 Sound Level Meter	Casella	633C	0721319	28/09/2021
Preamplifier	Casella	495	001446	28/09/2021
Microphone	Casella	251	1996	28/09/2021
Class 1 Sound Level Meter	Casella	633C	2811231	21/06/2021
Preamplifier	Casella	495	001239	21/06/2021
Microphone	Casella	251	1841	21/06/2021
Class 1 Sound Level Meter	Casella	633C	5262813	22/06/2021
Preamplifier	Casella	495	003391	22/06/2021
Microphone	Casella	251	1031	22/06/2021
Class 1 Sound Calibrator	Casella	120/1	3864878	02/11/2021

Field calibration checks were performed on the sound level meters prior to and on completion of the survey and were found to be within acceptable tolerance limits.

5.5 Results

5.5.1 $L_{Aeq,T}$ Ambient Sound Levels

In order to compare the results of the indoor sound survey with the internal noise limits it is necessary to convert the $L_{Aeq,15min}$ indoor sound levels into single figure daytime $L_{Aeq,16hour}$ and night-time $L_{Aeq,8hour}$ sound levels. This has been calculated using the following formula:

$$L_{Aeq,T} = 10 \log_{10} \left(\frac{1}{N} \sum_i^N 10^{L_{Aeq,15min i}/10} \right)$$

The calculated daytime $L_{Aeq,16hour}$ and night-time $L_{Aeq,8hour}$ indoor sound levels at each measurement position are presented in the table below.

Day	Position A		Position B		Position C		Position D	
	Daytime $L_{Aeq,16hour}$ (dB)	Night-time $L_{Aeq,8hour}$ (dB)	Daytime $L_{Aeq,16hour}$ (dB)	Night-time $L_{Aeq,8hour}$ (dB)	Daytime $L_{Aeq,16hour}$ (dB)	Night-time $L_{Aeq,8hour}$ (dB)	Daytime $L_{Aeq,16hour}$ (dB)	Night-time $L_{Aeq,8hour}$ (dB)
Friday	-	28	-	24	-	20	-	22
Saturday	30	29	26	24	22	20	24	22
Sunday	27	27	23	22	20	20	23	21
Monday	27	24	24	21	22	20	23	20

5.5.2 $L_{Amax,F}$ Sound Level Events

The number of events exceeding $L_{Amax,F}$ 45dB during the night-time period (23:00 to 07:00 hours) at each position are detailed in the table below.

Day	No. of Events Exceeding $L_{Amax,F}$ 45dB During the Night-time Period			
	Position A	Position B	Position C	Position D
Friday	6	5	1	2
Saturday	11	3	2	2
Sunday	8	0	0	1
Monday	5	2	0	0

5.6 Discussion of Results

The measured daytime $L_{Aeq,16hour}$ indoor sound levels due to external sound break-in achieve the internal sound limit of $L_{Aeq,16hour}$ 35dB for bedrooms at all positions.

The measured night-time $L_{Aeq,8hour}$ indoor sound levels due to external sound break-in achieve the internal sound limit of $L_{Aeq,8hour}$ 30dB for bedrooms at all positions.

The measured number of events exceeding the internal sound limit of $L_{Amax,F}$ 45dB during the night-time period for bedrooms due to external sound break-in achieve the limit of 15 events in any night-time period at all positions.

Based on the above, the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) are achieved due to external sound break-in.

6.0 MVHR Sound Survey

6.1 Measurements

Manned measurements of MVHR sound levels were undertaken between 14:30 and 15:30 hours on 28 September 2022. The MVHR units were understood to be operating at design duty for the duration of the measurements. The measurements were undertaken of the L_{Aeq} sound pressure levels over periods of 5 minutes (due to steady noise). Atypical noises were excluded as far as reasonably possible.

All rooms featured floor finishes but were unfurnished. As such, the spaces that the measurements were undertaken in were excessively reverberant.

6.2 Weather Conditions

During the survey period there was a light westerly breeze (<3m/s) and the sky was scattered cloud. There was no rainfall and road surfaces were dry. The temperature was approximately 14°C.

The weather conditions during the survey period are therefore considered to be suitable for undertaking measurements of sound levels.

6.3 Measurement Positions

Indoor sound levels were measured within 8No. rooms on-site as described in the table below.

Flat	Room	Description
Block A, 2 nd Floor, Flat A 212	Bedroom	Microphone situated in the centre of the room at 1.2m above floor level.
	Living Room	
Block A, 2 nd Floor, Flat A 206	Bedroom	
	Living Room	
Block A, 2 nd Floor, Flat A 205	Bedroom	
	Living Room	
Block A, 2 nd Floor, Flat A 213	Bedroom	
	Living Room	

6.4 Equipment

The following equipment was used to undertake the MVHR sound level measurements.

Equipment	Manufacturer	Model	Serial No.	Calibration Date
Class 1 Sound Level Meter	Casella	633C	0721320	26/10/2020
Preamplifier	Casella	495	001414	26/10/2020
Microphone	Casella	251	1025	26/10/2020
Class 1 Sound Calibrator	Casella	120/1	3864878	02/11/2021

Field calibration checks were performed on the sound level meter prior to and on completion of the survey and were found to be within acceptable tolerance limits.

6.5 Results

The results of the MVHR sound level measurements are presented in the table below.

Flat	Room	MVHR Sound Level L _{Aeq,5min} (dB)
Block A, 2 nd Floor, Flat A 212	Bedroom	30
	Living Room	30
Block A, 2 nd Floor, Flat A 206	Bedroom	29
	Living Room	31
Block A, 2 nd Floor, Flat A 205	Bedroom	24
	Living Room	27
Block A, 2 nd Floor, Flat A 213	Bedroom	27
	Living Room	27

Note: Measured MVHR sound levels include contributions from external sound break-in.

6.6 Discussion of Results

The measured daytime $L_{Aeq,16hour}$ indoor sound levels due to MVHR sound achieve the internal sound limit of $L_{Aeq,16hour}$ 35dB for living rooms and bedrooms at all positions.

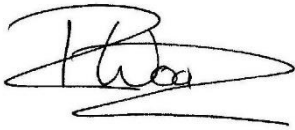
The measured night-time $L_{Aeq,8hour}$ indoor sound levels due to MVHR sound achieve the internal sound limit of $L_{Aeq,8hour}$ 30dB for bedrooms at all positions.

Based on the above, the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation) are achieved.

7.0 Conclusions

A detailed indoor sound survey has been undertaken in order to establish indoor daytime and night-time sound levels within a selection of residential apartments.

The measured indoor daytime and night-time sound levels have been found to comply with the internal sound limits for residential apartments referenced in Planning Condition 8 (NSE4 – Noise – Residential Accommodation).



Robin Wood
LIGHTHOUSE ACOUSTICS

Ref: 0718/le/06

25 July 2022

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By email to: g.cooney@elliottgroupuk.com

Dear Gareth

OLDHAM STREET, MANCHESTER EXTERNALLY MOUNTED PLANT

Condition 8 of the Planning Permission for Application Number: 131730/JO/2021, states the following:

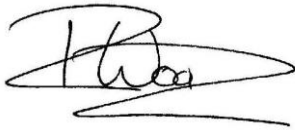
"Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Upon completion of the development and within 6 months of the equipment becoming operational, 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented."

It is understood that the residential element of the development does not feature any externally mounted plant and that the tenants for the commercial/retail units are not yet known. As such, there is currently no externally mounted plant to assess.

Once tenants for the commercial/retail units are known they should engage the services of their own acoustic consultant to ensure that their mechanical services noise achieve the requirements. The full proposals shall be submitted to the Landlords acoustic consultant and subsequently Manchester City Council for approval prior to commencement of fit-out works.

Yours sincerely
for LIGHTHOUSE ACOUSTICS

A handwritten signature in black ink, appearing to read 'Robin Wood', with a large, sweeping horizontal stroke underneath.

Robin Wood