



Mr Mustafa Alchelabi
62 Dudley Road
Manchester
M16 8DE

Monday 22nd April 2024.

Ref: Flats @ 87 Great Western Street, Manchester, M16 7PA.

Dear Mustafa,

Further to our discussions, we have reviewed the information provided and wish to make the following observations.

The flat development @ 87 Great Western Street, was approved with conditions. Condition 4a & 4b relate to a noise insulation scheme. Please see the following conditions.

4) a) Prior to the commencement of the development hereby approved, a scheme for acoustically insulating the residential accommodation against noise from Great Western Street and Whitnall Street shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

b) Prior to the first occupation of the residential units, 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 insulation scheme. The verification report shall also undertake post completion testing to confirm that the internal noise criteria have been 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 internal noise criteria.

Reason - To secure a reduction in noise and in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

A Noise Impact Assessment was conducted by Peak Acoustics with the following glazing and ventilation scheme proposed, having carried out noise break-in calculations.

Glazing & Ventilation Scheme				
Internal Space	Glazing		Ventilation	
	Minimum Performance $R_w (+C_{tr})$	Example Specification	Minimum Performance $D_{ne,W} + C_{tr} (Open)$	Example Specification
Living Areas	30 (26)	Double Glazing: 4/16/4	32	Hit & Miss Trickle Vent (Open): Titon Trimvent XS13 4400EA
Bedrooms	30 (26)	Double Glazing: 4/16/4	32	Hit & Miss Trickle Vent (Open): Titon Trimvent XS13 4400EA
Living Areas – 3 rd Floor	30 (26)	Double Glazing: 4/16/4	32	Hit & Miss Trickle Vent (Open): Titon Trimvent XS13 4400EA
Bedrooms – 3 rd Floor	30 (26)	Double Glazing: 4/16/4	32	Hit & Miss Trickle Vent (Open): Titon Trimvent XS13 4400EA



The provided specifications by Peak Acoustics have been targeted at achieving the required internal noise levels, with background ventilation conditions. Please see the targets within MCC criteria.

3.7.1.1 Residential Developments

The Council has adopted the following noise limits for residential properties:

- **Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events should not normally exceed 45 dB LAmax,F by more than 10 times)**
- **Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq**

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The Peak Acoustics report confirms all these internal noise levels can be achieved with their detailed mitigation measurements, for the general background ventilation scenario.

The following comments have been received;

Condition 4

EH are in receipt of a Noise Impact Assessment
by Peak Acoustics dated 3/1/24

This is satisfactory re glazing however MEV or
MVHR is needed, as trickle vents are not
appropriate as windows cannot be open without
exceeding MCC criteria.

We would like to make the following observations regarding the EHO comments;

We agree, if the windows are open the internal noise criteria will not be met. However, the windows will only require opening for purge ventilation situations. Section 5.3.1.6 of the MCC noise guidance clearly states that the guideline internal noise level criteria do not apply to purge ventilation situations.

Please see the following section taken from MCC criteria section 5.3.1.6;

If partially open windows were relied upon for background ventilation, the insulation would be reduced to 10-15dB. The indoor noise level criteria for bedrooms and living rooms do not need to be achieved when windows are opened to achieve Part F purge ventilation requirements.



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We would suggest that this point is raised with MCC Environmental Health.

For reference, all current Approved Document F ventilation systems comprise a mechanical ventilation system of some sort. If the system is relying on fresh air via trickle ventilators, air circulation is provided via intermittent or continuously operating mechanical extract fans (MEV) in the wet rooms (bathrooms and kitchens).

Should you have any further questions, please do not hesitate to contact me.

Kind Regards,

Jonathan Howell

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Director

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