

Project	70 Great Bridgewater Street – Planning Condition 13B		
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1 Introduction

1.1 This report has been prepared by BWB Consulting Limited (BWB) in respect of the proposed mixed-use development at 70 Great Bridgewater Street. This report constitutes a verification report as required by Planning Condition 13 Part B. Part A of the condition has already been discharged.

1.2 The wording of Planning Condition 13 Part B is included below for ease of reference:

“b) 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.”

1.3 Given that the equipment associated with the development is at roof level and the nearest receptors are dwellings within high-rise residential apartment blocks, it is not possible to measure noise emissions from fixed plant at the nearest receptors. As such, measurements have been made at roof level and compared to the noise model used to discharge Part A of the planning condition. This approach ensures that the modelling undertaken to discharge the condition is robust and the noise level predictions can be used to discharge Part B of the condition.

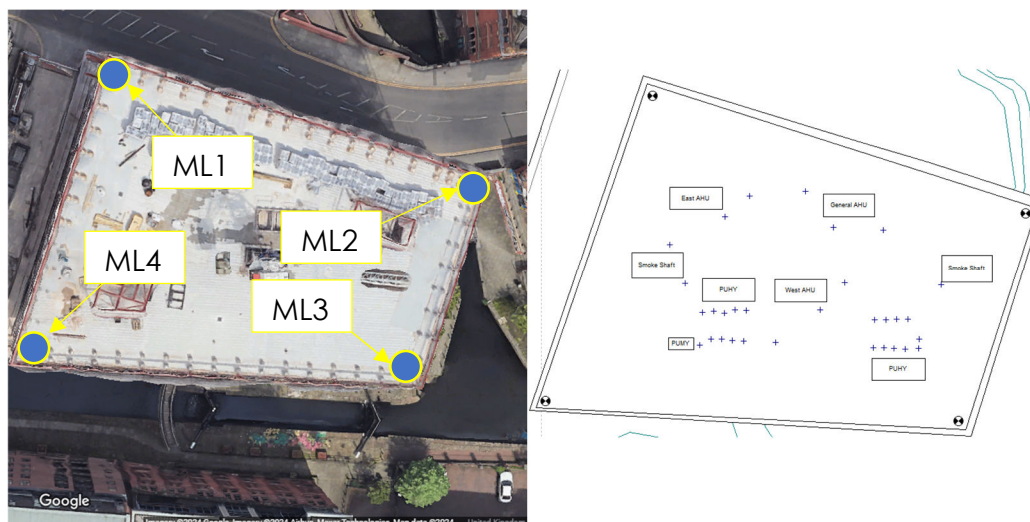
1.4 Noise measurements were undertaken with the rooftop fixed plant operating on 11th April 2024. The measurement equipment used during the survey is included in **Table 1** below.

Table 1: Measurement Equipment

Equipment	Make and Model	Serial Number	Calibration Due Date
Sound Level Meter	SVAN 971A	113221	21/02/2026
Microphone	ACO 7052E	80629	
Preamp	SV18	113722	
Calibrator	Svantek SV33A	90275	21/02/2025

- 1.5 **Figure 1** shows the measurement locations adopted during the survey and the corresponding receptor locations in the noise model. The measurement locations (MLs) were circa 1.8 m above roof height to raise the measurement location above the 1.5 m parapet wall running around the perimeter of the roof.

Figure 1: Measurement Locations and Model Receptor Locations



- 1.6 **Table 2** details the measured and predicted noise levels at the measurement/prediction locations.

Table 2: Measured and Predicted Noise Levels, L_{Aeq} dB

Location	Measured Level	Predicted Level	Difference
1	58	59	-1
2	59	61	-2
3	56	64	-8
4	56	59	-3

- 1.7 It can be seen from **Table 2** that the measured levels were lower than the predicted levels at all measurement locations and therefore, the predictions from the previous noise impact assessment can be considered to be robust.
- 1.8 As the previous report detailed that noise levels 5 dB below background were predicted to be achieved at the nearest receptors, and the noise model predicted higher noise levels than those measured on the site, it is considered that noise levels at least 5 dB below background would be realised at the nearest receptors.
- 1.9 Given the findings of the on-site measurements, Planning Condition 13 should be discharged without delay.
- 1.10 Photographs of the measurement locations are included in **Appendix A**.

Appendix A: Site Photographs

ML1



ML2



ML3



ML4

