



Ref: P3725/L21/NRS

22 June 2023

To:	Paul Guilfoyle	of:	Morgan Sindall
Cc:	As per email distribution	of:	

Dear Paul

Islington Wharf, Phase 4 – Discharge of Planning Conditions 14a and 14b

Further to the sound insulation testing undertaken by AEC on Monday 19 June 2023, between the ground floor commercial unit and the first floor apartments, I am providing the results compared to the required limits.

This letter has been prepared to discharge planning conditions 14a and 14b which relates to noise from commercial unit affecting the first floor apartments.

1.0 CRITERIA

1.1 Planning Condition 14a and 14b associated with the development states the following:

- 14a *“Prior to the first use of the commercial unit as indicated on drawing IW4-RYD-00-00-DR-A-3000-D2-P19-Level 00 GA Plan as received by the City Council, as Local Planning Authority, on the 10th December 2020, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.*

Where entertainment noise is proposed the L_{Aeq} shall be controlled to 10 dB below the L_{A90} (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125 Hz octave bands shall be controlled so as not to exceed (in habitable rooms) 47 and 41dB, respectively.

The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use.

Reason - *In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)”*

- 14b *“Prior to the first use of the commercial unit, 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. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.*

Reason: *To secure a reduction in noise from traffic or other sources and to ensure adequate ventilation of the apartments in order to protect future residents from noise disturbance and air pollution pursuant to policies SP1, EN16, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)”*

- 1.2 Morgan Sindall has provided confirmation that the ground floor tenant will be Sainsburys and that the proposed unit will only operate during the daytime period (refer to letter attached as Appendix A).
- 1.3 As such, there will be no entertainment noise associated with the commercial unit and the criteria set for the condition does not really apply. However, for ease of reference the assessment has followed the criteria in the condition i.e. the noise level in the first floor apartments due to activities in Sainsburys should be controlled to 10dB below the measured background noise (L_{A90}) in each octave band frequency.
- 1.4 It should be noted though that AEC is strongly of the opinion that assessing noise from a shop based on the above criteria for entertainment is too onerous.
- 1.5 In addition, for Building Control purposes, as a minimum, the sound insulation performance of the separating floor must comply with the client requirement of Approved Document E of the Building Regulations (ADE) +5dB as identified in Table 1.1, below.
- 1.6 Please note that planning condition 14a has already been addressed in AEC's planning report P3725/R1d/RDC dated 1 April 2020.

Table 1.1 – Internal Sound Insulation Performance Requirements

Airborne sound insulation ($D_{nT,w} + C_{tr}$ dB) (Minimum Values)		
Construction	ADE Requirements	Client Requirements
Floors and Stairs	45	50

2.0 METHODOLOGY

- 2.1 The sound insulation tests were carried out in general accordance with the following standards:
- ISO 140-4: 1998 '*Acoustics - Measurement of sound insulation in buildings and of building elements - Part 4: Field measurements of airborne sound insulation between rooms*';
 - BS EN ISO 3382-2: 2008 '*Acoustics – Measurement of room acoustic parameters – Part 2: Reverberation time in ordinary rooms*';
 - Test procedure in Annex B of ADE (incorporating 2015 amendments);
 - ANC '*Practice Guidance for sound insulation testing in dwellings*' (2018).

3.0 RESULTS

- 3.1 The result of the airborne sound insulation test is presented in Table 3.1, below, compared to the required value.

Table 3.1 – Measured Airborne Sound Insulation Compared to the Required Values

Source Room	Receiving Room	Airborne Sound Insulation, $dBD_{nT,w} + C_{tr}$		
		Required	Measured	Required Met?
Sainsburys	101, Living Room	≥ 45	55	✓

- 3.2 As seen in Table 3.1, above, the separating floor tested between Sainsburys and the first-floor apartment complies with the minimum ADE requirement of $45\text{dB}_{\text{DnT,W}} + C_{\text{tr}}$.
- 3.3 Based on the measured sound insulation performance of the separating floor and the background noise level in the apartment, the maximum allowable noise level in Sainsburys in each octave band frequency is presented in Table 3.2, below.

Table 3.2 –Maximum Allowable Noise Level in Sainsburys Based on Measured Sound Insulation of Floor and Background Noise Level in 101 Living Room

Description	dBA	Octave Band Centre Frequency's, Hz						
		63	125	250	500	1k	2k	4k
Measured Background Noise Level in 101 Living Room, dBL_{90}	23	37	29	26	19	17	12	8
Criteria (Background -10dB), dBL_{eq}	13	27	19	16	9	7	2	-2
Sound Insulation of the separating floor, $\text{D}_{\text{nT,W}}$	-	48	51	51	57	56	60	63
Maximum Allowable Noise Level in Sainsburys, dBL_{eq}	69	75	70	67	66	63	62	61

- 3.5 As seen in Table 3.2, in order to satisfy the above planning condition, the maximum allowable noise level in Sainsburys will be $69\text{dBL}_{\text{Aeq,T}}$.
- 3.6 Based on noise measurements previously undertaken by AEC, it is anticipated that reverberant noise levels in Sainsburys will not be greater than $60\text{dBL}_{\text{Aeq,T}}$ and for the majority of the time it is likely that they will be lower than this. For context, BS8233:2014 '*Guidance on sound insulation and noise reduction for buildings*' indicates that noise levels adjacent to a busy main road would be around $70\text{dBL}_{\text{Aeq,T}}$.
- 3.7 In addition, based on Sainsburys '*Building Shell Outline specification*', acoustic ceilings will be installed in the unit which will further enhance the sound insulation of the floor.
- 3.8 Therefore, based on the above both planning conditions 14a and 14b can be discharged.

I trust the above is clear and of assistance.

Yours sincerely



Naveen Simha

Checked by: 

Appendix A – Morgan Sindall Letter

**MORGAN
SINDALL**

CONSTRUCTION

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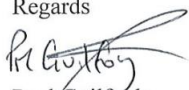
Reference – Retain Unit Islington Wharf 4

Dear Andy

Further to your request for clarity as to the retail unit tenant at Islington Wharf 4, we can confirm that the unit has been let to Sainsbury's as part of the overall scheme. We seek to progress 14a and 14b and the planning conditions and trust this is acceptable to support the progression of these items.

Should any further clarity be required or information to support this we would ask you feel free to call and discuss as required.

Regards


Paul Guilfoyle

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