

MPF/PR0631/L11

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Dear David

NEW VICTORIA, MANCHESTER

We write in response to planning condition 30 of the planning approval for New Victoria, Manchester.

PLANNING CONDITION 30, 128667/JO/2020

Planning condition 30 of planning approval 128667/JO/2020 for the primarily residential development at New Victoria states:

- The proposed development shall be carried out in accordance with the recommendations in the Noise Survey section of the Environmental Statement prepared by Arup and Deloitte and stamped as received by the City Council, as local planning authority on 15 April 2016 in relation to NSE1 and subject to the following:
 - (a) Prior to occupation of each block of the residential element of the scheme, a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non-compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

The noise survey section of the Environmental Statement referred to by condition 30 details the recommended measures in order to achieve the applicable internal noise criteria within apartments due to external noise sources. The applicable noise criteria are those referred to in guidance published by Manchester City Council.

Tables 9.4.6, 9.4.7 and 9.4.8 of Appendix 9.4 of the Environmental Statement give the minimum recommended sound insulation performance of the glazed elements of the façade for bedrooms and living spaces for the development such that the internal noise criteria can be achieved.

The identified sound insulation performances for the glazed elements range from 27 dB $R_w + C_{tr}$ to 40 dB $R_w + C_{tr}$.

Paragraph 9.4.32 of Appendix 9.4 of the Environmental Statement advises that 'the non-glazed elements of the façade are assumed to have a minimum sound insulation performance of R_w50' .

It is therefore the case that if the non-glazed elements of the residential façades installed within the development achieve a greater sound insulation performance than 50dB R_w , the overall composite acoustic performance of the façade would be improved and it would then be possible that the acoustic requirement for the glazed elements would be less than those identified in Tables 9.4.6, 9.4.7 and 9.4.8 of Appendix 9.4.

ACOUSTIC PERFORMANCE OF FAÇADE ELEMENTS

The residential façade of the building is formed by a unitised curtain wall installed by FK Group. The curtain wall includes fixed vision panels, fixed non-vision (i.e. unglazed) panels and glazed openable purge panels.

The sound insulation performances of the curtain wall panels were measured in the transmission suite at the University of Salford on 10 June 2021.

The measured sound insulation performances of the façade elements are summarised in Table 1.

Curtain wall element	Acoustic performance	
	Laboratory test result	Highest performance requirement of Appendix 9.4 of the Environmental Statement
Non-vision panels	57 dB R_w	50 dB R_w
Fixed vision panels and openable vision purge panels	39 dB $R_w + C_{tr}$	40 dB $R_w + C_{tr}$
Glazed sliding doors to living rooms at building gables	37dB $R_w + C_{tr}$	35 dB $R_w + C_{tr}$

Table 1: Curtain wall airborne sound insulation performance

It can be seen that the measured sound insulation performance of the sliding doors to the living rooms and the non-vision panels achieve the recommendations of the Environmental Statement.

The measured sound insulation performance of the vision panels is 1dB lower than the minimum recommended performance of the Environmental Statement. However, it is considered that the measured 7dB betterment over the recommended performance of the non-vision panels compensates for the 1dB shortfall in the performance of the vision panels. In addition, a difference of 1dB between the measured and recommended performance is within the measurement tolerance of the instrumentation. It is therefore possible that the actual performance of the vision panels achieves the recommendations of the Environmental Statement.

It is therefore considered that the requirements of condition 30a of the planning approval have been achieved.

If there is any aspect of the above that you would like to discuss then please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Matt Fisher', with a stylized flourish at the end.

MATT FISHER BEng(Hons) CEng MIOA
For and on behalf of Fisher Acoustics Limited