



Ref: P3725/L19/NRS

15 June 2023

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

Dear Paul

Islington Wharf, Phase 4 – Discharge of Planning Conditions 13a and 13b

Further to the internal ambient noise level measurements undertaken by AEC on Thursday 8 June 2023, I am providing the results compared to the required limits.

This letter has been prepared to discharge planning conditions 13a and 13b which relates to internal noise limits. A further document will be prepared in relation to the remaining planning conditions pertaining to noise.

1.0 CRITERIA

1.1 Planning Condition 13a and 13b associated with the development states the following:

13a *“Within three months of the commencement of development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network and surrounding commercial uses together with full details of the ventilation of residential accommodation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation and ventilation scheme shall be completed before the first occupation of the development.*

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

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)”*

13b *“Prior to the first use of the residential element of the development, 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 nonconformity, 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 Based on Manchester City Council's (MCC's) '*Planning and Noise – Technical Guidance*' (PNTG), it needs to be demonstrated that indoor ambient noise levels (IANL)s are no greater than those presented in Table 1.1, below to discharge the above planning condition 13b.
- 1.3 Please note that planning condition 13a has already been addressed in AEC's planning report P3725/R1d/RDC dated 1 April 2020.
- 1.4 The limits relate to a combination of external noise intrusion from road traffic and MVHR noise (running in background ventilation mode).
- 1.5 Furthermore, the limits relate to a reverberation time limit of 0.5 seconds, which is representative of completed and furnished rooms in residential properties.

Table 1.1 – IANL Limits

MVHR Condition	IANL Limit, dBL _{Aeq,T}			
	Lounges		Bedrooms	
	Day (0700 to 2300h)	Night (2300 to 0700h)	Day (0700 to 2300h)	Night (2300 to 0700h)
Background	35	--	35	30 ¹

¹ Maximum noise levels should typically not exceed 45dBL_{Amax}

2.0 METHODOLOGY

- 2.1 IANLs were undertaken in at least two bedrooms and two lounges on each façade.
- 2.2 Measurements were undertaken with the whole house ventilation system running in 'background' mode in each room.
- 2.3 Measurements were undertaken in general accordance with Association of Noise Consultants (ANC) Guidelines '*Measurement of Sound Levels in Buildings, June 2020*'.
- 2.4 Measurement periods were for at least 5 minutes to investigate noise from road traffic and MVHR unit.
- 2.5 In terms of external noise break-in, it should be noted that measurements were undertaken between approximately 1630h and 2030h and to demonstrate that external noise levels were representative, spot check noise level measurements were undertaken external to the building façade.
- 2.6 In addition to the above, reverberation time measurements were undertaken in representative lounges and bedrooms to normalise the measured noise levels to 0.5s, thus representing the noise levels in a fully completed and furnished room. Where relevant, all data presented in the results has been adjusted to account for this.

3.0 RESULTS

External Noise Climate

- 3.1 As noise break-in measurements were undertaken during the rush hour / early evening period, the external noise levels were checked for comparison with the originally measured / predicted noise levels.

- 3.2 The external noise levels measured at 1m from the façade are presented in Table 3.1, below.

Table 3.1 – Measured External Noise Levels

Elevation (Overlooking)	Apartment	Time	Measured Noise Level		Comments
			dBL _{Aeq}	dBL _{Amax}	
South-West (Great Ancoats Street)	101	17:32	67.8	79.7	Road Traffic
North-West (Old Mill Street)	103	18:38	65.5	74.6	Road Traffic
North-East	105	19:31	60.2	63.3	Road Traffic
South-East	108	20:19	57.9	67.8	Road Traffic

- 3.3 The noise levels presented in Table 3.1 are lower than the noise levels that were used in the planning stage assessment (P3725/R1d/RDC) for the daytime period, which is considered largely due to reduced road traffic during these measurements. However, reviewing the measured internal noise levels presented below, AEC is satisfied that even with an increase in external noise during the daytime period, the required internal noise limits will still be achieved.
- 3.4 Night-time external noise levels will be lower than the levels indicated in Table 3.1. As such, the measured internal noise levels will only be lower than reported below.

Measured Indoor Ambient Noise Levels (IANL)s

- 3.5 The measured IANLs are presented in the Table 3.2, below, which are due to external noise break-in and plant noise (with the MVHR units running in background ventilation mode). All reported results have been normalised to an RT of 0.5 seconds based on a typical measured RT of 1.3 seconds and 0.7 seconds in lounges and bedrooms, respectively.

Table 3.2 – Measured IANLs

Apartment	Room	Measured Noise Levels Compared to Limits, dB				Comments
		L _{Aeq}		L _{Amax,F}		
		Measured	Limit	Measured	Limit	
South-West (Great Ancoats Street)						
301	Lounge	30	35	--	--	Pass
	Bed 1	25	35	36	45	Pass
	Bed 2	25	35	36	45	Pass
401	Lounge	30	35	--	--	Pass
	Bed 1	26	35	43	45	Pass
	Bed 2	25	35	41	45	Pass
North-West (Old Mill Street)						
404	Lounge	30	35	--	--	Pass

Apartment	Room	Measured Noise Levels Compared to Limits, dB				Comments
		L _{Aeq}		L _{Amax,F}		
		Measured	Limit	Measured	Limit	
	Bed 1	25	35	46	45	Pass
	Bed 2	25	35	44	45	Pass
704	Lounge	25	35	--	--	Pass
	Bed 1	24	35	37	45	Pass
	Bed 2	25	35	38	45	Pass
North-East						
405	Lounge	27	35	--	--	Pass
	Bed 1	26	35	43	45	Pass
	Bed 2	25	35	43	45	Pass
706	Lounge	29	35	--	--	Pass
	Bed 1	28	35	43	45	Pass
	Bed 2	25	35	42	45	Pass
South-East						
708	Lounge	29	35	--	--	Pass
	Bed 1	27	35	43	45	Pass
808	Lounge	28	35	--	--	Pass
	Bed 1	26	35	43	45	Pass

3.6 Comparing the measured noise IANLs presented in Table 3.2 to the required planning noise limits presented in Table 1.1 demonstrates that in all instances the required noise limits have been achieved.

3.7 Based on the above both planning conditions 13a and 13b can be discharged.

I trust the above is clear and of assistance.

Yours sincerely



Naveen Simha

Checked by: AGB