

Date: 12th January 2026

MOUNT ROAD, GORTON TECHNICAL NOTE ON NOISE FROM VENTILATION

1. INTRODUCTION

1.1. BACKGROUND & OBJECTIVES

E3P have undertaken Post Completion Noise Testing for the residential development at Mount Road in Gorton, on behalf of Kellen Homes (50-710-R1-1 to 50-710-R1-10) to discharge a planning condition and ensure acceptable internal noise levels at the plots, in accordance with the findings of the Noise impact Assessment. Following submission of the various test results, comments have been received from the Council the Environmental Health Officer at Manchester City Council (MCC), via the planning officer, as follows:

They advise that the reports demonstrate acceptable levels of external to internal noise break-in for the tested plots, however, for those units with mechanical ventilation, it should be demonstrated that the use of the ventilation equipment, including any summer boost mode (not necessarily purge mode) would not result in any exceedance of our internal criteria.

As such, this note considers the comments received and provides clarification and further information in response.

This note has been completed by Lee Faulkner, Associate Director at E3P and full corporate member of the Institute of Acoustics.





2. VENTILATION SYSTEM

E3P are in receipt of plans and information from Kellen Homes on the proposed ventilation system.

From the documentation, E3P note the following:

- ⚙ Vent Axia NBR DMEV C 100/125 fan units in kitchens and bathrooms. It is noted that certain housetypes have an open plan living space and so these fans have the potential to be audible in living rooms.
- ⚙ Vent Axia NBR Cool Unitary Fan in bedrooms, where required. It is assumed that these are dependent on the overheating assessment and E3P have noted these fans in the bedrooms tested but not all.

The following noise level information is provided for each fan:

- ⚙ NBR DMEV C 100 – Living room potential only – min flow = 7.4 dB(A) at 3 m, max flow at 34.3 dB(A) at 3 m – subject to Part F requirements, i.e. BS 8233 criterion.
- ⚙ NBR DMEV C 125 – Living room potential only – min flow = 8.5 dB(A) at 3 m, max flow at 37.9 dB(A) at 3 m – subject to Part F requirements, i.e. BS 8233 criterion.
- ⚙ NBR Cool Unitary – Bedrooms only – min flow = 8.5 dB(A) at 3 m, max flow at 37 dB(A) at 3 m – subject to Part O requirements, i.e. 40 dB in bedrooms when running at maximum flow to mitigate overheating. The units are expected to operate at max flow at or above 24°C.

Given the above, a simple table is provided, for each room and system. For living rooms, the shortest distance from a NBR DEMV Fan to a living room is noted to be at least 4 m. Only two housetypes have this configuration (ADU1009 and Olive PRS). All other types have intervening walls.

Table 1 Consideration of Internal Noise Levels with Ventilation

ROOM	VENTILATION SYSTEM/FAN	EXPECTED NOISE LEVEL AT MAX FLOW, $L_{Aeq,T}$ (dB)	VENTILATION CONDITION	LIMIT (dB)	NOISE LEVELS BELOW LIMIT
Living Room	NBR DMEV C 100	32	Part F - Extract	35	Yes
	NBR DMEV C 125	35		35	Yes
Bedroom	NBR Cool Unitary	37	Part O - Overheating	40	Yes

As noted above, noise levels are expected to achieve or fall below the required noise level for all habitable rooms depending on the ventilation condition.

Yours sincerely,
For and on behalf of E3P Ltd

Lee Faulkner
Associate Director