MEMO

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Ref: P25-442-M03v1

Project: Land off Princedom Street, Manchester

Date: 5 February 2026

To: Chris Fothergill – John Southworth

From: David Thurstan BSc MIOA – Principal Consultant

Subject: **Acoustic Verification Assessment – Plots 13-22**

1. This memo sets out the details and findings of recent acoustic verification testing carried out for Plots 13 – 22 of the Princedom Street development in Manchester.

Planning Condition

2. The following condition relates to a scheme of noise mitigation for the development.

"12) b) Prior to the first occupation of the residential units, 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 acceptable criteria has been 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 agreed noise criteria.

Noise Criteria

3. The 'Manchester City Council Planning & Noise Technical Guidance 2022' document provides guidance for assessing the potential impact on residential developments and recommends the following noise limits or acoustic design criteria:

- Bedrooms (night-time - 23.00 - 07.00) 30 dB $L_{Aeq,T}$ (individual noise events should not normally exceed 45 dB $L_{Amax,F}$ by more than 10 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB $L_{Aeq,T}$

4. These acoustic criteria correspond to guidance set out in British Standard 8233: 2014, 'Guidance on sound insulation and noise reduction for buildings' and have been used for the assessment of the verification noise measurements.

Noise Survey

5. An automatic data-logging sound analyser was installed in the bedroom of the closest plot (i.e. Plot 22) to CL Motors (which is an MOT garage) to measure noise levels in consecutive 5-minute periods for a 24-hour period commencing at approximately 11:00 hours on Monday 2 February 2026. Some brief supplementary attended noise measurements were carried out in the living rooms of Plots 21 and 22.

6. The noise measurements were carried out with an NTi XL2 'Class 1' Sound Level Meter (serial no. A2A-20361-E0) and a Bruel & Kjaer 2250 Class 1 Sound Level Meter (serial no. 3011706). The sound level meters were located at the centre of the room and at a microphone height of approximately 1.4m above

floor level. Calibration checks were carried out both before and after the measurements with no variance in levels observed. Audio was also recorded to help identify noise sources contributing to the measured noise levels.

7. The rooms used were empty and unfurnished with no carpets. Ventilation (including for the overheating strategy) is provided by a whole house system which operates automatically on demand. The system was operating at the time of the noise measurements.

8. Weather conditions during the measurements were dry, cool (3 to 7°C), partially cloudy and with an occasional easterly breeze (<5m/s). The weather conditions during the noise survey were suitable for the purposes of determining the noise ingress.

9. A summary of the noise levels measured over the daytime and night-time periods is shown in Table 1, with full results shown in the enclosed chart. The development is still very much an active construction site. Therefore, any periods which were found, upon review of the recorded audio, to contain highly noisy construction activities have been excluded from this assessment.

Table 1: Summary of Measured Noise Levels (dB)

Location	Night-time		Daytime
	L_{AFmax}	$L_{Aeq,8hr}$	$L_{Aeq,16hr}$*
Plot 22 – Bedroom (first floor)	16 – 51	21	23

* 16 hour excluding any noisy onsite construction works

10. These are very low levels of noise during the daytime and at night. From review of the audio the noise climate was generally low-level road traffic. There were also a few internally generated peaks of noise noted, likely due to thermal expansion/contraction of the building fabric.

11. CL Motors were observed to be trading during the survey dates (i.e 09:00-17:00 hours on Monday and Tuesday), although activities at the garage were inaudible inside the plots. Observations of activities at CL Motors were also carried out outside the dwellings. The noise sources included vehicle movements, engine revving, power tool wheel nut removal, voices etc at a low intensity but considered to be representative of typical operations at the garage.

12. The internal ambient noise level over CL Motors trading hours (i.e. 09:00-17:00 hours), excluding any highly noisy construction activities was 24 dB $L_{Aeq,T}$. The daytime noise levels were therefore well below the internal daytime noise criterion.

13. The 10th highest maximum noise level at night was 28 dB L_{AFmax}, which is well within the night-time peak noise criteria.

Conclusion

14. The results of the noise measurements demonstrate that the installed glazing and ventilation scheme meets the noise criteria required by Condition 12 of the Planning Approval.

15. We therefore conclude that the requirements of the planning conditions have been met and no further works are required.

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Key:

- Tested Plot

N

Project: P25-442

Ref: **Figure**

Title: Site location and tested plot position

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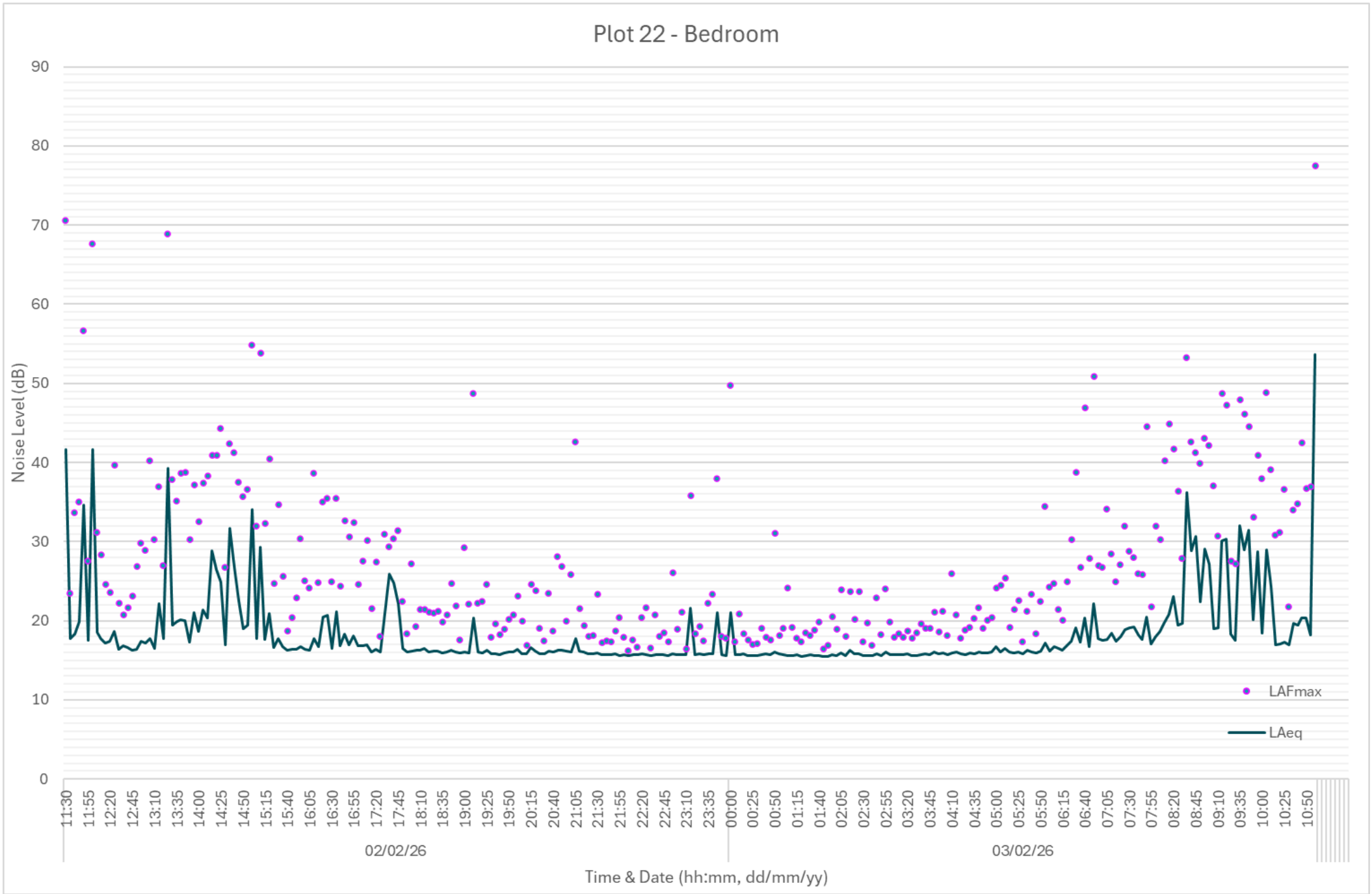
Plot 22 - Bedroom
Noise Level (dB)
90
80
70
60
50
40
30
20
10
0
11:30
11:55
12:20
12:45
13:10
13:35
14:00
14:25
14:50
15:15
15:40
16:05
16:30
16:55
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Time & Date (hh:mm, dd/mm/yy)
LAFmax
LAeq