Sam Elliott

From: David Pattison [redacted]
Sent: 22 December 2025 14:31
To: Sam Elliott
Subject: Re: CDN/25/1081: 2 Rochdale Road
Attachments: CaiceAcousticLouvresBrochure.pdf; Signage illumination detail .png

Follow Up Flag: Follow up
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Good Morning Sam

Please see below recommendation from or Consultant regarding reducing the dB ratings at night from the condensing units

Condition 13 Plant

Condition 13 of 121380/FO/2018 (link) reads:

13. *Notwithstanding the noise and vibration report prepared by Hann Tucker stamped as received by the City Council, as Local Planning Authority, on the 27 September 2018*, prior to the (a) first occupation of the residential element and (b) first use of each commercial units, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. The approved scheme shall be implemented prior to the first occupation of the residential element and each commercial unit and thereafter retained and maintained in situ.

    Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

The condition relates to the 2018 Hann Tucker report, I've now reviewed this in context but regrettably it does not provide detail as to how the conclusion (paragraph 10.128) for plant noise is derived. That paragraph and Table 10.21 are noted below.

The site is a busy town centre location so the required 37 dB at the façade for plant noise appear particularly onerous.

Han Tucker reports ambient sound levels to be ~ 65 dB daytime and 62 dB nighttime with average background levels (LA90) 56 dB daytime and 44 dB nighttime (see Tables 10.16, 10.17 of their reports which I have summarised below). BS4142 normally uses a 'typical background level rather than the lowest and requiring a level below 0 dB as an outcome would appear to be unnecessarily restrictive.

Summary Table

Daytime				Nighttime		
	LA90	LAeq			LA90	LAeq
Thurs	51	66		Thurs	41	63
Fri	54	65		Fri	47	60
Sat	53	65		Sat	47	65
Sun	60	63		Sun	39	61

Mon	60	67				
Average	55.6	65.2			43.5	62.3
Stdev	4.2	1.5			4.1	2.2

I note that the sensitive receptors on Cable Street need to be protected in accordance with Paragraph 10.111 and figure 10.11/10.12 requires 'orange' glazing with a sound reduction C+Ctr 35 dB and that an MVHR system is in place to ensure windows remain shut, and only opened for purge ventilation (see below).

It would seem to me that the 44 dB stated in my original report is therefore entirely sufficient without further mitigation.

However, if a further 7 dB of attenuation is required, the solution would be to enclose the plant with acoustic louvres with a minimum acoustic specification of 7 dB attenuation.

Such louvres are commercially available and have variable performance according to desired acoustic reduction. 7 dB reduction would imply only a lightweight louvre is need.
(example of louvre panelled enclosure attached)

Trust the implementation of acoustic louvred enclosure to the condensing unit will be acceptable to yourselves
to reduce dB's down to 37dB

Condition 38 Signage

Please find attached diagram showing how the internal signage is illuminated.
Further additional signage information to follow.

Kind regards
David Pattison
Director
[redacted]

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From: Sam Elliott [redacted]
Sent: 17 December 2025 16:03:15
To: David Pattison
Subject: FW: CDN/25/1081: 2 Rochdale Road

Hi David,

17/12/2025

Condition 13 plant
ENVH have reviewed the Technical Assessment for the Condenser, Enviroconsult, and the condenser is proposed to be located in the ground floor car park. The estimated condenser noise levels at the NSRs is under 44 Db. However it has made no reference to the background noise levels as per the wording of the condition.