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Acoustic Survey and Assessment for proposed residential development at Land Off Chapel Street, Manchester, M19 3QB.

Prepared for:

Burke Developments Ltd,
Norwood,
Greenacres,
Oldham,
OL4 3EX.

Revised March 2026

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1. Introduction

1.1. Martin Environmental Solutions has been commissioned to undertake an acoustic survey and assessment to support a discharge of a planning condition attached to planning application for the redevelopment of a site for residential dwellings at 7-9 Chapel Street, Manchester, M19 3QB.

1.2. The report has been revised in March 2026 following comments received from the Council in respect to the discharge of conditions. Principally regarding the location of the monitoring undertaken.

Site Location and Context

1.3. The development site is situated to the north of Chapel Street. An alleyway runs around the site, beyond which are residential dwelling to the west, north and east. To the southeast are further residential apartments and to the southwest a small storage yard.

1.4. An aerial Photograph is enclosed in Figure 1, together with a proposed layout drawing in Figure 2.

1.5. The report has been produced to clarify the potential impact on the proposed development and to ensure compliance with the recommendations contained within the initial report ref: 3022-1, which confirmed the need for standard double glazed windows and alternative ventilation to enable them to remain closed.

1.6. The condition states;

> *15) Before occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the acoustic insulation of the residential accommodation against noise from industrial uses to the west of the application site and any other identified noise sources. The approved noise insulation scheme shall be implemented before the development is occupied.* ***b) Prior to first occupation of the residential units, a verification report shall 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 the internal noise criteria have 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 internal noise criteria.

Reason - To secure a reduction in noise from industrial uses to the west of the application site and in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Core Strategy for the Cit of Manchester

1.7. This report addressed the second part of the condition covering the verification testing of the works undertaken.

2. Policy and Guidance

2.1. The impact of noise can be a material consideration in the determination of planning applications. The planning system has the task of guiding development to the most appropriate locations. It is recognised that on occasions it will be difficult to reconcile some land uses, such as housing, hospitals, or schools, with other activities that generate high levels of noise. However, the planning system is tasked to ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development).

2.2. The Government's publication of the National Planning Policy Framework (NPPF), updated in December 2024, states that planning policies and decisions should prevent new and existing development from contributing to or being put at unacceptable risk from, of being adversely affected by unacceptable levels of noise pollution.

2.3. The Government have also issued the Noise Policy Statement for England (NPSE). The NPSE clarifies the Government's underlying principles and aims in relation to noise and sets a vision to promote good health and a good quality of life through the effective management of noise while having regard to the Government's sustainable development strategy. The NPSE aims to mitigate and minimise adverse impacts on health and quality of life through the effective management and control of noise.

2.4. The NPSE introduces the following terms, although no sound levels are given to represent these, many authorities have identified the sound level criteria in line with the World Health Organisation, BS8233:2014 and BS4142: 2014 levels. The terms introduced by the NPSE are:

NOEL – No Observed Effect Level (<30dB(A)inside <50dB(A) outside, 10dB below background)
LOAEL – Lowest Observed Adverse Effect Level (30-35dB(A) inside 50-55dB(A) outside, background to +5dB)
SOAEL – Significant Observed Adverse Effect Level (>35dB(A) inside, >55dB(A) outside, >+10dB above background)

2.5. The sound levels within the brackets of the previous paragraph are those determined as appropriate levels to indicate the relevant effect levels represented by the NPSE.

2.6. Other commonly used examples of standards utilised by Local Planning authorities for the consideration of noise impacts include comparison of the likely noise levels to be experienced at a development, with levels that have been recommended by the World Health Organisation (WHO) as Guidelines for the prevention of Community Noise Annoyance and within BS8233: 2014.

2.7. The WHO recommended noise levels for outdoor amenity areas (gardens) that should not be exceeded are 55dB(A) $L_{Aeq,16hr}$ in order to avoid 'Serious Community Annoyance or 50dB(A) $L_{Aeq,16hr}$ to avoid 'Moderate Community Annoyance' during the day. For indoor levels WHO set 35dB(A) $L_{Aeq,16hr}$ during the day to prevent Moderate Annoyance and 30 dB(A) $L_{Aeq,8hr}$ at night to prevent sleep disturbance.

2.8. The WHO guidance also recommends that maximum sound levels at night should not regularly exceed 45dB(A) within bedrooms to prevent sleep disturbance. Regularly is considered to be more than 10 times during any 8-hour night-time period.

2.9. BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' also specifies desirable noise levels to be achieved inside dwellings.

2.10. BS 8233:2014 'Sound insulation and noise reduction for buildings – Code of Practice' also specifies desirable noise levels to be achieved inside dwellings. BS 8233 presents two levels, the first between the hours of 07:00 – 23:00 and the second between 23:00 -07:00.

2.11. The daytime period suggests internal noise levels of 35dB $L_{Aeq,16hr}$, for resting in living rooms and bedrooms while for night-time a level of 30dB LAeq,8hr is recommended. Criteria for external areas mirrors that within the WHO guidance.

3. The Assessment

The development

3.1 The proposed development consists of the erection of 8 residential dwellings with rear gardens. An access road is to be located through the centre of the site.

3.2 Figure 2 below provides an overview of the proposed development.

Existing Situation.

3.3 In order to determine whether a suitable internal sound level has been achieved within the properties a representative internal sound levels were monitored over the 19th-21st January 2026.

3.4 A Cirrus Optimus Green sound level meter was utilised for the monitoring. The meter was placed over in a first floor bedroom to unit 8 of the development, see Figure 2, the one nearest to the roadside. The meter was placed away from reflecting walls in front of the windows. Vents were left open.

3.5 The weather during the monitoring was dry with little to no wind <5m/s.

3.6 The full results are shown in Appendix A, with a summary in the tables below.

Start Time	End Time	Duration	L_{Aeq}	L_{A90}	L_{AMax}
19/01/2026 16:00	19/01/2026 23:00	06:59:59	25.9	19.1	55.5
19/01/2026 23:00	20/01/2026 07:00	08:00:00	20.8	17.0	50.0
20/01/2026 07:00	20/01/2026 23:00	16:00:00	29.0	19.8	66.2
20/01/2026 23:00	21/01/2026 07:00	08:00:00	20.5	17.1	47.4
21/01/2026 07:00	21/01/2026 10:00	03:00:01	31.4	19.9	54.8

3.7 Night-time maximum sound levels regularly exceeded have been identified at 39.8dB(A) due to passing traffic.

3.8 A further period of monitoring was undertaken over the 2nd-3rd March 2026.

3.9 A Cirrus Optimus Green sound level meter was utilised for the monitoring. The meter was placed over in a first floor bedroom to unit 1 of the development, the other unit nearest to the roadside, the main road to the west and the industrial unit to the south. The meter was placed away from reflecting walls in rear bedroom in front of the windows. Vents were left open.

3.10 Weather during this period of monitoring started with some wind and rain but cleared up over night to a dry and fairly still wind <5m/s day and night-time period.

3.11 The full results are shown in Appendix A, with a summary in the tables below.

Start Time	End Time	Duration	L_{Aeq}	L_{A90}	L_{AMax}
02/03/2026 14:00	02/03/2026 23:00	08:59:59	30.0	20.9	67.4
02/03/2026 23:00	03/03/2026 07:00	08:00:00	25.6	16.1	68.4
03/03/2026 07:00	03/03/2026 23:00	16:00:00	29.6	20.3	64.0
03/03/2026 23:00	04/03/2026 07:00	08:00:00	22.1	16.4	49.1

3.12 Night-time maximum sound levels regularly exceeded have been identified at 43.6dB(A) due to passing traffic.

3.13 Internal sound levels have been identified at below the previously stated criterion during the day, night-time periods and the night-time L_{Amax}. The monitoring was undertaken at the property closest to the road and predominant source of potential sound. Thus, properties located further away into the development are likely to experience lower sound levels.

3.14 The monitoring has confirmed that the internal sound levels within the properties are suitable and will not result in any adverse impact on the future occupants. Thus, achieving the desired reduction.

4 Conclusion

4.1 On-site monitoring has confirmed that internal sound levels are below the previously identified criterion and that no adverse impact will be experienced by the future occupants.

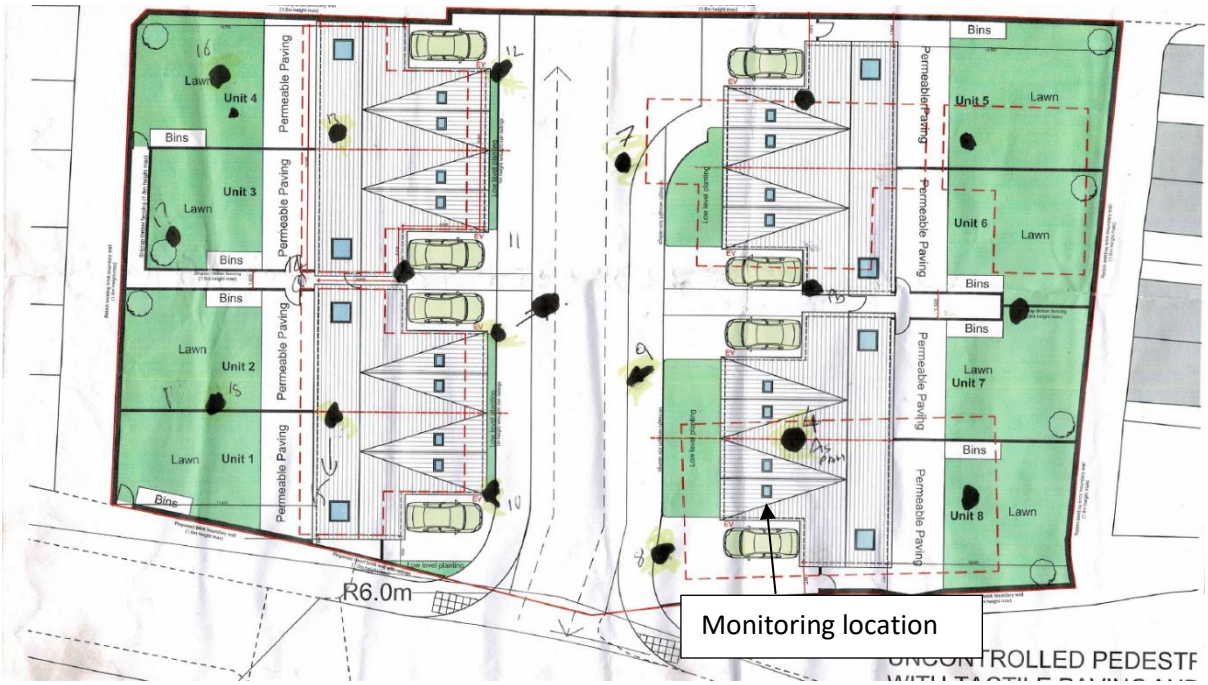
4.2 The development will ensure that the internal sound levels are acceptable and will result in a No Observe Effect on the future residents in line with the Noise Policy Statement for England.

4.3 As such the development meets the recommendation of the initial report, complies with the planning condition and meets the objectives of the National Planning Policy Framework in ensuring that no significant adverse impact is experienced by the future residents. The development is therefore considered to be acceptable in terms of noise.

Figure 1 – Aerial Photograph



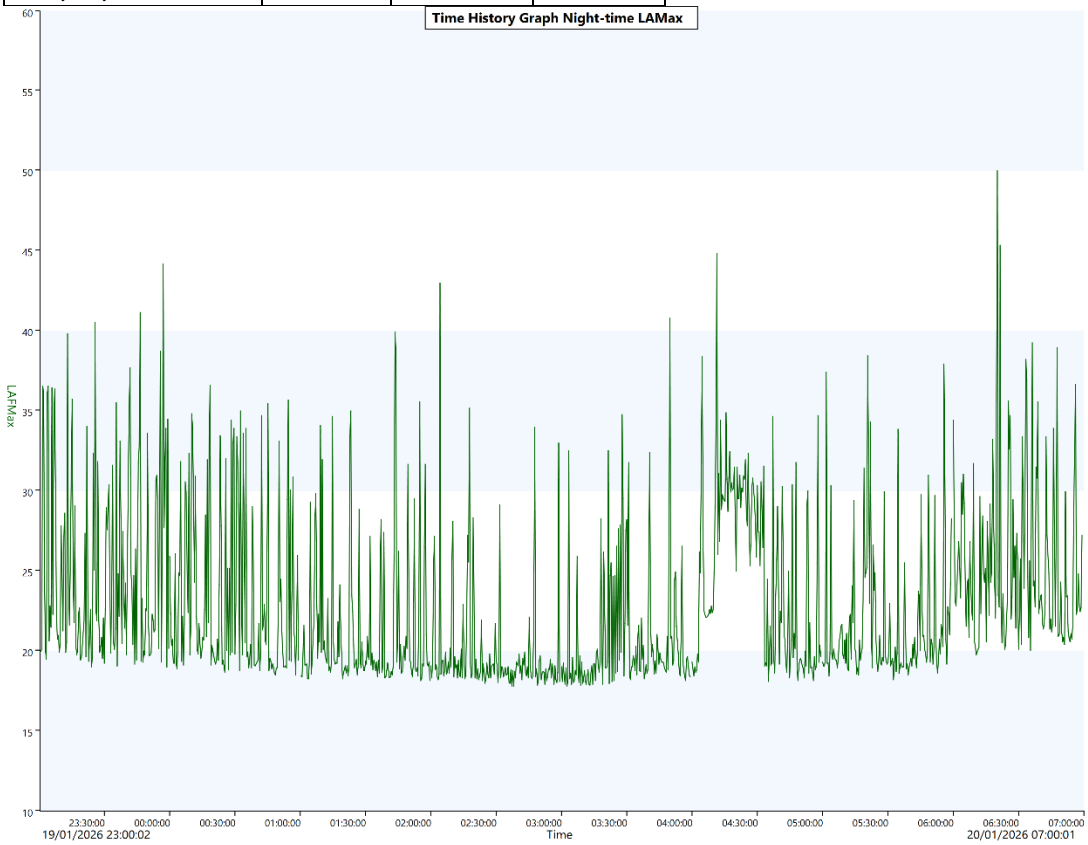
Figure 2 – Proposed Layout Plan

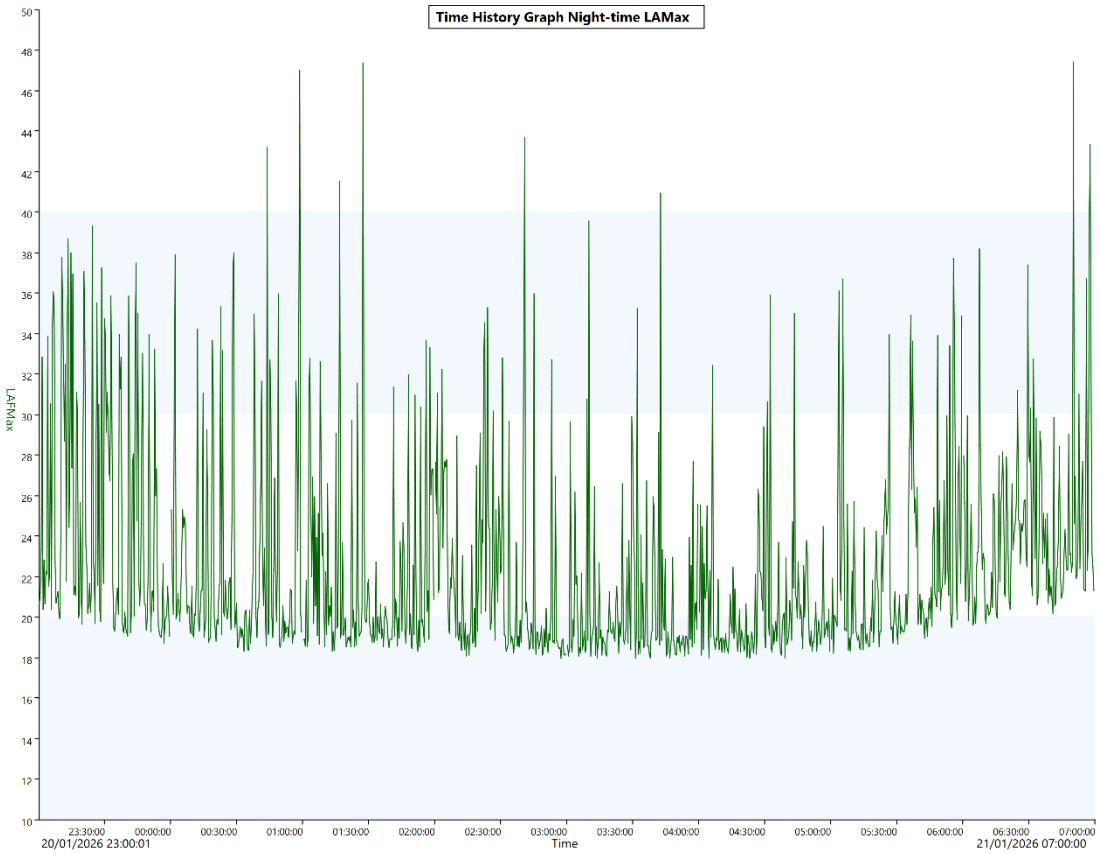


Appendix A – Full Monitoring Results

Time	L_{Aeq} (dB)	L_{AMax} (dB)	L_{A90} (dB)
19/01/2026 16:00	26.7	52.8	20.0
19/01/2026 17:00	26.6	49.2	20.0
19/01/2026 18:00	27.2	55.5	20.0
19/01/2026 19:00	26.4	52.0	20.0
19/01/2026 20:00	24.8	46.1	20.0
19/01/2026 21:00	25.0	47.3	20.0
19/01/2026 22:00	23.2	42.7	20.0
19/01/2026 23:00	22.3	44.1	20.0
20/01/2026 00:00	20.4	36.6	20.0
20/01/2026 01:00	19.1	39.9	20.0
20/01/2026 02:00	18.3	42.9	20.0
20/01/2026 03:00	18.9	40.8	20.0
20/01/2026 04:00	20.9	44.8	20.0
20/01/2026 05:00	19.2	38.4	20.0
20/01/2026 06:00	23.8	50.0	20.0
20/01/2026 07:00	24.3	42.5	20.0
20/01/2026 08:00	27.6	53.7	20.2
20/01/2026 09:00	36.8	51.7	20.0
20/01/2026 10:00	25.8	45.3	20.5
20/01/2026 11:00	25.7	43.7	20.7
20/01/2026 12:00	26.0	43.2	21.0
20/01/2026 13:00	26.5	48.0	21.2
20/01/2026 14:00	26.5	45.2	20.8
20/01/2026 15:00	28.5	55.4	21.1
20/01/2026 16:00	30.5	64.9	20.6
20/01/2026 17:00	31.7	66.2	20.6
20/01/2026 18:00	27.3	52.2	20.3
20/01/2026 19:00	25.8	49.0	20.0
20/01/2026 20:00	25.1	51.0	20.0
20/01/2026 21:00	25.8	55.6	20.0
20/01/2026 22:00	23.4	45.8	20.0
20/01/2026 23:00	22.3	39.3	20.0
21/01/2026 00:00	20.8	47.0	20.0
21/01/2026 01:00	21.4	47.3	20.0
21/01/2026 02:00	19.6	43.7	20.0
21/01/2026 03:00	18.3	40.9	20.0
21/01/2026 04:00	18.0	35.9	20.0
21/01/2026 05:00	19.1	37.7	20.0
21/01/2026 06:00	22.4	47.4	20.0
21/01/2026 07:00	33.8	54.8	20.0
21/01/2026 08:00	28.8	48.9	20.1

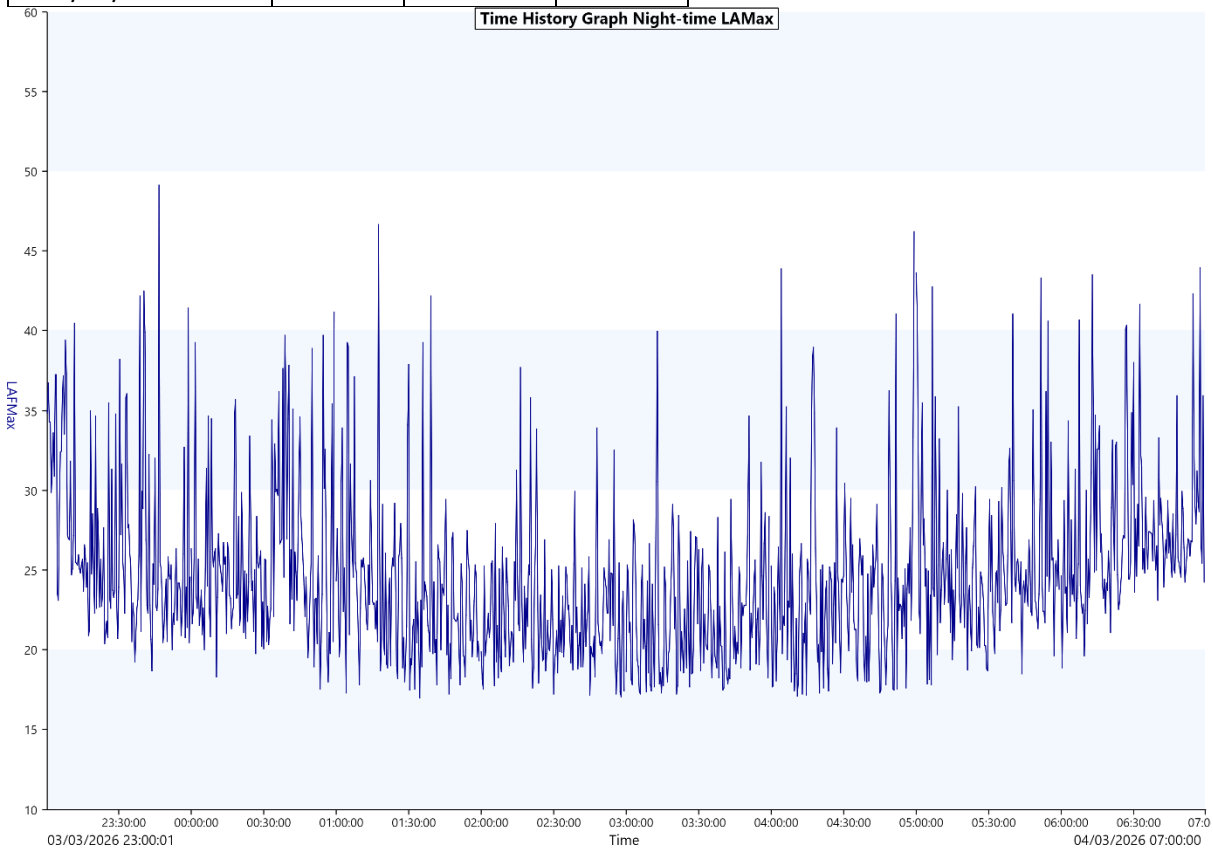
21/01/2026 09:00	29.6	53.4	20.0





Time	L_{Aeq} (dB)	L_{AMax} (dB)	L_{A90} (dB)
02/03/2026 14:00	29.9	57.9	22.7
02/03/2026 15:00	30.7	54.7	23.2
02/03/2026 16:00	29.9	56.7	22.4
02/03/2026 17:00	35.5	67.4	22.4
02/03/2026 18:00	26.9	44.0	20.7
02/03/2026 19:00	27.3	44.3	20.6
02/03/2026 20:00	27.8	50.9	20.9
02/03/2026 21:00	25.8	53.1	20.0
02/03/2026 22:00	25.6	46.7	20.0
02/03/2026 23:00	25.1	51.1	20.0
03/03/2026 00:00	23.6	47.4	20.0
03/03/2026 01:00	22.0	46.3	20.0
03/03/2026 02:00	29.7	68.4	20.0
03/03/2026 03:00	25.1	55.3	20.0
03/03/2026 04:00	27.7	52.8	20.0
03/03/2026 05:00	21.6	45.2	20.0
03/03/2026 06:00	23.9	42.2	20.0
03/03/2026 07:00	26.2	47.1	20.1
03/03/2026 08:00	30.4	57.3	20.7
03/03/2026 09:00	27.7	50.3	20.0
03/03/2026 10:00	28.1	45.9	20.0
03/03/2026 11:00	28.9	55.5	20.0
03/03/2026 12:00	27.3	48.2	20.0
03/03/2026 13:00	32.7	63.5	21.0
03/03/2026 14:00	29.9	48.9	22.4
03/03/2026 15:00	33.6	64.0	24.0
03/03/2026 16:00	31.6	51.7	22.7
03/03/2026 17:00	31.0	62.9	21.6
03/03/2026 18:00	27.0	43.3	20.4
03/03/2026 19:00	27.8	55.0	20.3
03/03/2026 20:00	26.4	47.0	20.0
03/03/2026 21:00	26.5	49.0	20.0
03/03/2026 22:00	27.9	58.6	20.0
03/03/2026 23:00	23.5	49.1	20.0
04/03/2026 00:00	22.4	41.2	20.0
04/03/2026 01:00	20.8	46.7	20.0
04/03/2026 02:00	18.8	37.7	20.0
04/03/2026 03:00	18.8	39.9	20.0
04/03/2026 04:00	22.1	46.2	20.0
04/03/2026 05:00	22.2	43.6	20.0
04/03/2026 06:00	24.6	43.9	20.0
04/03/2026 07:00	33.0	52.8	21.4

04/03/2026 08:00	30.9	50.4	21.1
04/03/2026 09:00	29.2	56.7	20.3
04/03/2026 10:00	33.7	56.1	21.2
04/03/2026 11:00	40.5	70.1	20.7



Appendix B – Report Author Details

This report has been produced by Neil Martin, BSc (Hons), PGDip, CEnvH MCIEH, MIOA.

Neil is the principal acoustic consultant at Martin Environmental Solutions Ltd, a consultancy company specialising in Environmental Health disciplines including environmental noise assessment and control. He holds a Bachler's degree in Environmental Health and Diploma in Acoustics. He is a Chartered Member of the Chartered Institute of Environmental Health and a Full member of the Institute of Acoustics.

Neil has over 20year's experience working within a Local Authority Environmental Health setting, principally in the Environmental Protection and Public Health areas and has been working as an acoustic consultant since 2011.

Since its formation, Martin Environmental Solutions has advised and assisted many groups including residents, developers and local authorities about the problems of noise and vibration in the environment and the possible solutions. Neil also acts as an expert witness in the area of acoustics.